



GROWTH MANAGEMENT
 205 North Marion Ave.
 Lake City, FL 32055
 Telephone: (386)719-5750
 E-Mail: growthmanagement@lcfla.com

FOR PLANNING USE ONLY
 Application # SPR 22-009
 Application Fee: \$200.00
 Receipt No. _____
 Filing Date 2/9/22
 Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Tidal Wave Auto Spa Lake City, FL
2. Address of Subject Property: 3039 W US Hwy 90 Lake City, FL 32055
3. Parcel ID Number(s): 35-3S-16-02573-004
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI
6. Acreage: 1.4 acres
7. Existing Use of Property: Vacant restaurant
8. Proposed use of Property: Provide a new automated car wash with free vaccum area.
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage _____
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Rick Olson Title: Authorized Representative
 Company name (if applicable): OLP Wash Partners, LLC
 Mailing Address: 4300 Legendary Drive Suite 234
 City: Destin State: FL Zip: 32541
 Telephone: (225) 454-2629 Fax: (850) 650-3881 Email: kori@olpwp.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): TWAS Properties, LLC
 Mailing Address: 124 East Thompson St.
 City: Thomaston State: GA Zip: 30286
 Telephone: (404) 917-6401 Fax: () Email: Bryan Phalen <Bryan.Phalen@shjconstructiongroup.com>

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: No
If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property? Yes No
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes _____ No _____
Variance Application No. _____
Special Exception: Yes _____ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Rick Olson _____

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

02/04/2022

Date

Applicant/Agent Name (Type or Print)

Kori Broussard _____

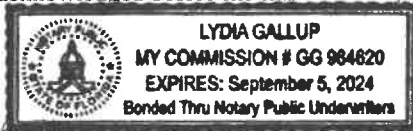
Applicant/Agent Signature 


02/04/2022

Date

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me this 4th day of February, 2022, by (name of person acknowledging).





Signature of Notary
Lydia Gallup

Printed Name of Notary

(NOTARY SEAL or STATE)

Personally Known OR Produced Identification _____
Type of Identification Produced

ATTACHMENT 1
VICINITY MAP

ATTACHMENT 2
SITE PLAN

SITE PLAN NOTES

- PROJECT: TIDAL WAVE - LAKE CITY, FL
 ADDRESS: 3039 W US HWY 90, LAKE CITY, FL 32056, COLUMBIA COUNTY, FL
 OWNER: TIDAL WAVE PROPERTIES LLC
 115 THOMASVILLE, GA 30288
 ARCHITECT: TRD
 ENGINEER: ATLAS TECHNICAL CONSULTANTS
 6440 JEFFERSON HIGHWAY
 BAYTON ROUGE, LA 70009
 OFFICE: 225-988-6585
- ZONING: CI
- AREA: 3.33 AC.

PREP BY: 10/20/2024
 TOWNSHIP: STATE OF FLORIDA D01

OLSON LAND PARTNERS, LLC
 115 THOMASVILLE, GA 30288
 TEL: 770-328-1100
 FAX: 770-328-1101



TIDAL WAVE AUTO SPA
 3039 W. US HWY 90
 LAKE CITY, FL

PROJECT: TIDAL WAVE
 PHOTO DATE: 10/20/24
 SETUP DATE: 10/20/24
 SET NAME: TIDAL WAVE

SITE PLAN REVIEW
 SET DATE:
 PROFESSIONAL OF RECORD:

DESIGNER'S INFORMATION

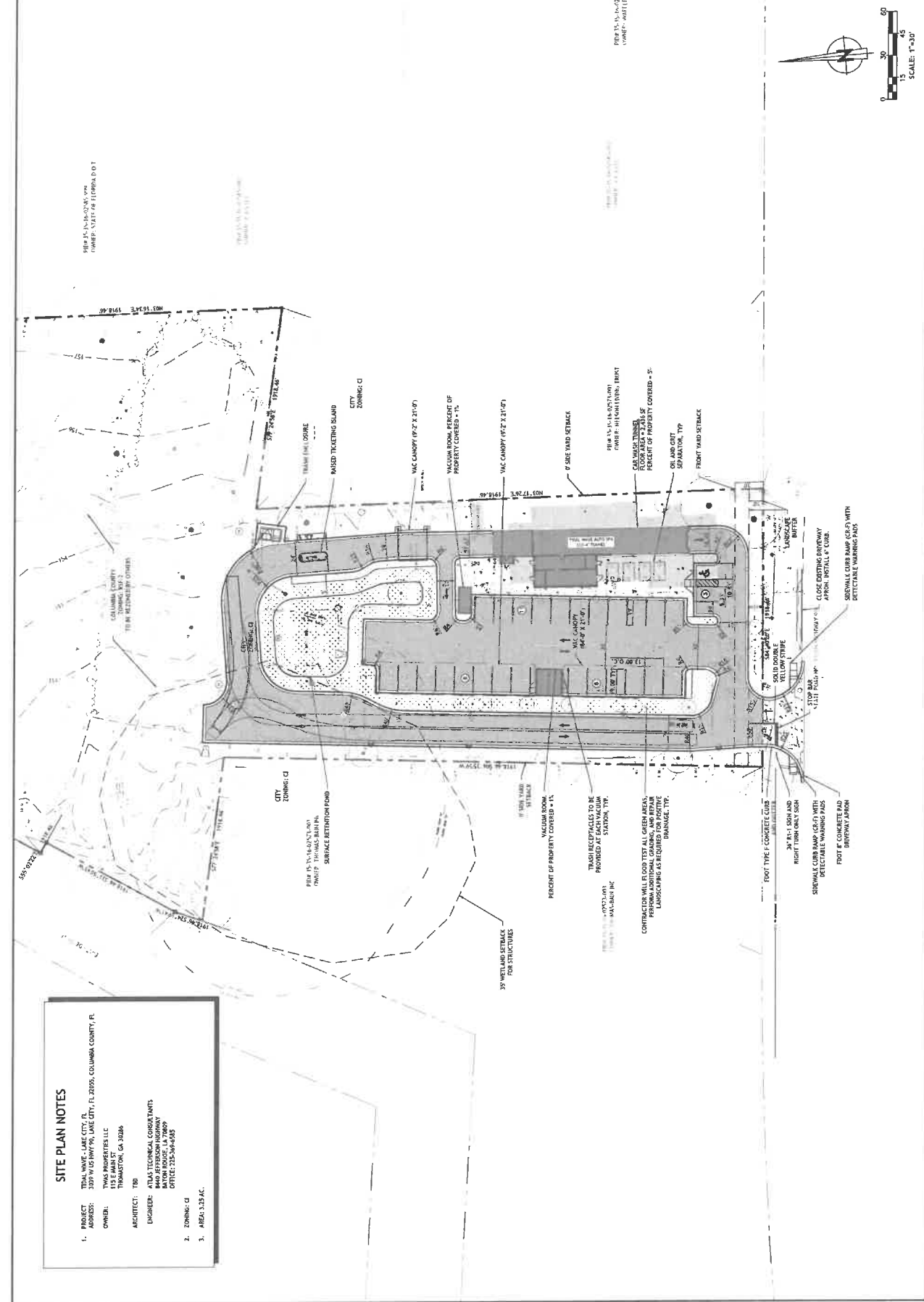


6440 JEFFERSON HIGHWAY, SUITE 400
 BAYTON ROUGE, LA 70009
 OFFICE: 225-988-6585

SHEET DATE: 10/20/24
 SHEET NUMBER: 1
 SHEET DESCRIPTION:



SCALE: 1"=30'
 0 15 30 45 60



SHEET SCALE: 1"=30'
 SHEET NUMBER: 1
 SHEET TITLE: SITE PLAN
 DESIGNER'S INFORMATION: ATLAS
 PROJECT: TIDAL WAVE
 PHOTO DATE: 10/20/24
 SETUP DATE: 10/20/24
 SET NAME: TIDAL WAVE
 SHEET DATE: 10/20/24
 SHEET NUMBER: 1
 SHEET DESCRIPTION:

PROTOTYPE	10/2017
PROTOTYPED DATE	in progress
SETUP DATE	10/1/19
SET NAME	
SET DATE	
PROFESSIONAL OF RECORD	

DESIGNER'S INFORMATION

SHEET DATE	11/17/17
SHEET NUMBER	
A DATE	
DESCRIPTION	

DRAWN BY: _____
 SHEET TITLE: **EXTERIOR ELEVATIONS (COLOR)**

SHEET SCALE: 3/8" = 1'-0"
 SHEET NUMBER: **A04.2**

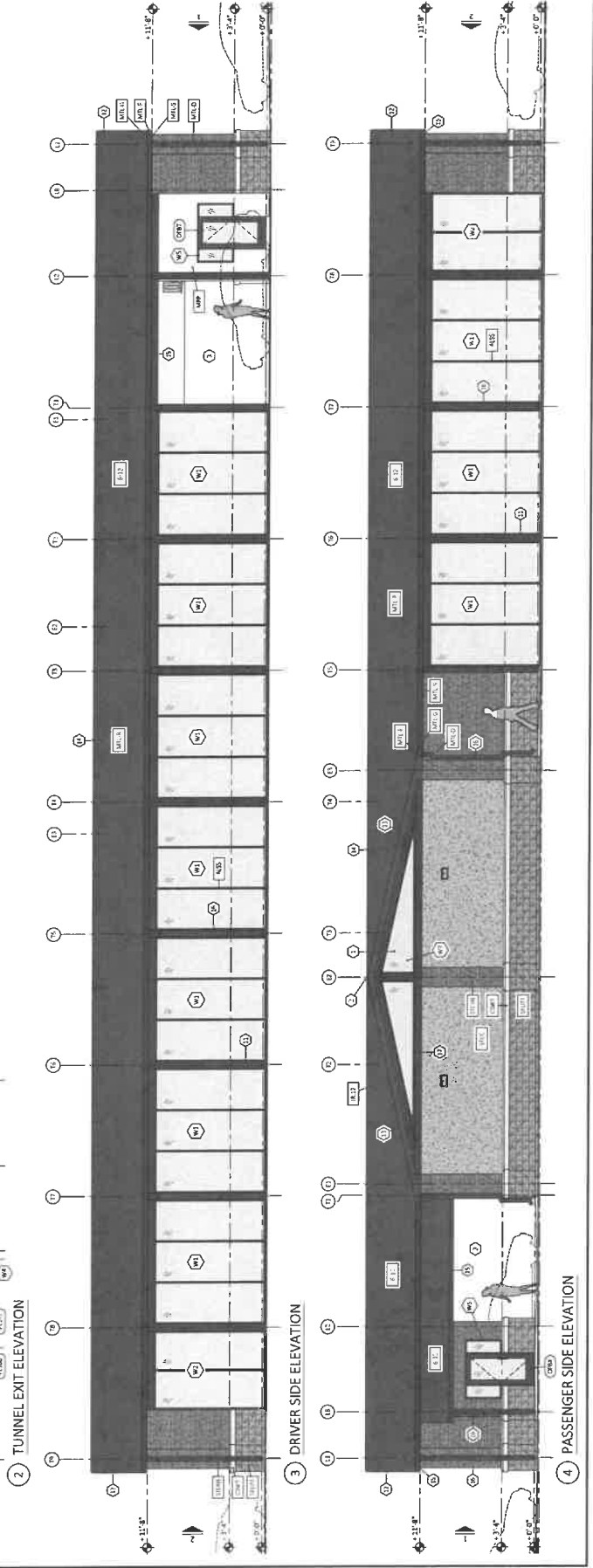
MARK	SHORTNAME	REMARKS
1	Showerpan in Truss	Shower pan assembly in truss web
2	Flash at Ridge	Ridge shall meet flush
3	Open Air	Open air through Loading Area
4	Open to Beyond	Temporary facade boxes to cover through webbing, window
5	Jack Arch	Cast stone jack arch
6	Entry Arch	Cast stone 18" x 18" radius arched entry
7	Exit Arch	Overhead door shall color to match perforated metal roofing color
8	Match Roof Color	Overhead door shall color to match perforated metal roofing color
9	Shower Joint	Shower panel joints to align with each edge of columns
10	Open to Beyond	Open to beyond, overhead door is beyond at back of loading area
11	Painted Column	Paint exposed steel column, typical
12	Rake Edge Flashing	Match rake edge flashing to concealed edge of stair panel
13	Valley Flashing	Open valley metal with side locks
14	Ridge Cap Flashing	Downslope flashing with L-type gutter
15	Sheetmetal Downspout	Sheetmetal downspout
16	Cap Flashing over Shroud	Cap flashing over shroud
17	Raked Mansard	6" x 6" box downspout and strap painted like to match prefinished metal roofing color
18	Notch for Corridor	Notch overhead door starts at formal ramp-side only for
19	Only Shuts Vehicle	Shower door shall be closed and roadway is completely clear when door is fully open
20	Barroom Exhaust	Barroom exhaust shall be closed and roadway is completely clear when door is fully open
21		Weather cover, and insect screen

REMARKS

5:17 roof slope
 Slope roof slope pitched as needed to align intersecting slope
 Aluminum storefront system
 Cast stone wastewater
 Most on exterior paneling
 Perforated sheet metal (downspout)
 Perforated sheet metal (leads)
 Perforated sheet metal (gutter)
 Perforated sheet metal (roofing)
 6:6:1 to adjacent block, without transom
 Dynamic store wall frame / cladding
 Gemini Shuco

MARK **SHORTNAME**

6:12 : Sheetmetal
 ALS : Wrinkle
 CSMT : Angular Slope
 MPP : MT Paneling
 MTL-D : Sheetmetal Downspout
 MTL-F : Sheetmetal Flashing
 MTL-S : Sheetmetal Soffit
 SPLIT : Soffit, Whitened
 STONE : Stone Cladding
 STUC : Shroud



ATTACHMENT 3
STORMWATER MANAGEMENT PLAN

ATTACHMENT 4
FIRE DEPARTMENT ACCESS AND WATER
SUPPLY PLAN

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PLAN

1.1 FIRE DEPARTMENT ACCESS

Auto-Turn turning templates were used during the horizontal site plan design process. This design did account for Fire Truck access through the site. Please refer to the provided Site Plan.

1.2 DETERMINATION OF NEEDED FIRE FLOW

This site plan application is part of the preliminary approvals which is an integral part of the design process. There are certain components of the design that are not available at this stage in the design process. The Needed Fire Flow will be determined by the Mechanical Engineer of Record at the time of building permit submittal.

The Needed Fire Flow will be determined in accordance with applicable chapters of the ISO Guide for Determination of Needed Fire Flow.

ATTACHMENT 5
CONCURRENCY IMPACT ANALYSIS

CONCURRENCY WORKSHEET

1.1 TRIP GENERATION ANALYSIS

ITE CODE	ITE USE	UNITS OF MEASURE	TRIPS PER UNITS	TOTAL ADT
948	Automated Car Wash	1,000 SF GFA	14.20	497

- This calculation does not apply the applicable "pass-by" trip reduction

1.2 POTABLE WATER ANALYSIS

Ch. 64E-6.008 Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier	Total (GPD)
Service Stations (per water closet)	250.00	7	497

- Use is generated from 64E-6.008 System Size Determinations to estimate minimum design flows that can be expected.

1.3 SANITARY SEWER ANALYSIS

Ch. 64E-6.008 Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier	Total (GPD)
Service Stations (per water closet)	250.00	1,000 SF GFA	497

1.4 SOLID WASTE ANALYSIS

USE	POUNDS PER 1K SF	TOTAL AREA	TOTAL (LB/DAY)
Service Station	5.5	3,500	192.5

- This includes the entire building area which is a conservative approach.

ATTACHMENT 7
LEGAL DESCRIPTION WITH TAX PARCEL
NUMBER

**OLP TIDAL WAVE AUTO SPA
LAKE CITY, FL
LEGAL DESCRIPTION
Tax Parcel: 35-3S-16-02573-004 (10558)**

DESCRIPTION: (per Old Republic Title Insurance Title Commitment 21129801)

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

Parcel 1:

Parcel 6 of "a Subdivision of Block C, Brookside", as recorded in Plat Book 3, Page 101 of the Public Records of Columbia County, Florida

And

A Parcel of land lying immediately South of and adjacent to Parcel 6, as shown in Subdivision of Block C, Brookside, according to the Plat thereof recorded in Plat Book 3, Page 101, Public Records of Columbia County, Florida, more particularly described as follows: Beginning at the NE Corner of Lot B of "Brookside" a Subdivision as recorded in Plat Book 3, Page 45, Public Records, Columbia County, Florida, and run N75°20'W along the Northerly line of said Lot B , a distance of 423.8 feet, more or less to the NW Corner of said Lot B, said point lying on the Easterly right-of-way line of NW Streamside Court (formerly Eastside Drive); thence Northeasterly along said Easterly right-of-way line 20.76 feet to the SW Corner of Parcel No. 6 of "a Subdivision of Block C, Brookside", a subdivision as recorded in Plat Book 3, Page 101, Public Records, Columbia County, Florida; thence S75°20'E along the Southerly line of Parcel 6, a distance of 415.20 feet, more or less to the SE Corner of said Parcel 6: thence Southerly 20.23 feet to the POINT OF BEGINNING.

Parcel 2:

Commence at the point where the East line of Lot "B" BROOKSIDE SUBDIVISION a subdivision according to the plat thereof, as recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida intersects the Northerly right-of-way line of State Road No. 10 (U.S. Highway 90) as now exists, and run N 81deg. 45' 40" W still along the said Northerly right-of-way line, 137.11 feet to the POINT OF BEGINNING; thence Continue N 81 deg. 45' 40" W still along said right-of-way line, 191.00 feet to a concrete monument; thence N 9 deg. 27' 00" E, 371.97 feet to a concrete monument and to the South line of a 20 foot ditch easement; thence S 74 deg. 29' 14 E 171.86 feet along said South line: thence S 6 deg. 09' 59" W 350.36 feet to the point of beginning, Columbia County, Florida.

ATTACHMENT 8
PROOF OF OWNERSHIP

***This instrument prepared by and after recordation
return to:***

Texas Roadhouse Holdings LLC
6040 Dutchmans Lane
Louisville, Kentucky 40205
Attention: Legal Department

Parcel Nos. 35-3s-16-02576-005 and 35-3s-16-05273-004

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 14th of January, 2022, by and between **TEXAS ROADHOUSE HOLDINGS LLC**, a Kentucky limited liability company, whose mailing address is 6040 Dutchmans Lane, Louisville, Kentucky 40205, Attention: Legal Department ("*Grantor*"), and **JUPITER DEVELOPMENT LLC**, a North Carolina limited liability company whose mailing address is 3038 Medlin Drive, Raleigh, North Carolina 27607 ("*Grantee*").

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto Grantee, its successors and assigns, all that certain land situate in Lake City, Columbia County, Florida, and more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO those matters more particularly set forth on **Exhibit "B"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims by, through, or under Grantor but not otherwise.

—Signatures Appear on Following Page—

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

SIGNED IN THE PRESENCE OF:


GRANTOR:


TEXAS ROADHOUSE HOLDINGS LLC,
a Kentucky limited liability company

By: Texas Roadhouse, Inc.,
a Delaware corporation
its Manager

By: 

Name: Christopher Colson
Title: Corporate Secretary & General Counsel


Printed Name: Paula Logue


Printed Name: Scott Rindan

STATE OF Kentucky

COUNTY OF Jefferson

Before me, the undersigned authority, on this day personally appeared Christopher Colson the Corporate Secretary of Texas Roadhouse, Inc., which is the Manager of TEXAS ROADHOUSE HOLDINGS LLC, a Kentucky limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 13 day of January, 2022.

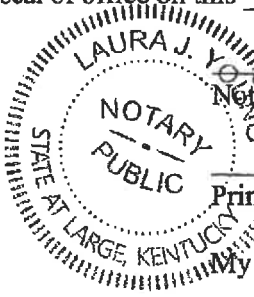
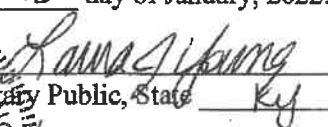



Notary Public, State Ky

Printed Name
My Commission Expires: 1-25-2022

Exhibit "A"

Legal Description of the Property

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 6 OF "A SUBDIVISION OF BLOCK C, BROOKSIDE", AS RECORDED IN PLAT BOOK 3, PAGE 101 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

AND

A PARCEL OF LAND LYING IMMEDIATELY SOUTH OF AND ADJACENT TO PARCEL 6, AS SHOWN IN SUBDIVISION OF BLOCK C, BROOKSIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 101, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT B OF "BROOKSIDE" A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 45, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA, AND RUN N75°20'W ALONG THE NORTHERLY LINE OF SAID LOT B, A DISTANCE OF 423.8 FEET, MORE OR LESS TO THE NW CORNER OF SAID LOT B, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF NW STREAMSIDE COURT (FORMERLY EASTSIDE DRIVE); THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE 20.76 FEET TO THE SW CORNER OF PARCEL NO. 6 OF "A SUBDIVISION OF BLOCK C, BROOKSIDE", A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 101, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA; THENCE S75°20'E ALONG THE SOUTHERLY LINE OF PARCEL 6, A DISTANCE OF 415.20 FEET, MORE OR LESS TO THE SE CORNER OF SAID PARCEL 6: THENCE SOUTHERLY 20.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE POINT WHERE THE EAST LINE OF LOT "B" BROOKSIDE SUBDIVISION A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (U.S. HIGHWAY 90) AS NOW EXISTS, AND RUN N 81 DEG. 45' 40" W STILL ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, 137.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 81 DEG. 45' 40" W STILL ALONG SAID RIGHT-OF-WAY LINE, 191.00 FEET TO A CONCRETE MONUMENT; THENCE N 9 DEG. 27' 00" E, 371.97 FEET TO A CONCRETE MONUMENT AND TO THE SOUTH LINE OF A 20 FOOT DITCH EASEMENT; THENCE S 74 DEG. 29' 14" E, 171.96 FEET ALONG SAID SOUTH LINE: THENCE S 6 DEG. 09' 59" W 350.36 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

Exhibit "B"

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
2. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
3. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
4. Any minerals or mineral rights leased, granted or retained by current or prior owners.
5. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
6. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
7. Matters shown on the Plat of Brookside, recorded in Plat Book 3, Page 45.
8. Matters shown on the Plat of A Subdivision of Block C Brookside, recorded in Plat Book 3, Page 101.
9. Covenants, Conditions and Restrictions as set forth in Deed of Restrictions recorded in of Official Records Book 108, page 325, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
10. Reservations contained in Mineral Right and Royalty Transfer recorded in Official Records Book 308, page 605.
11. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 404, page 605 .
12. Easement, granted from Western Steer of Lake City, Inc., a Florida corporation and NCNB National Bank of Florida, Successor to the First National Bank of Lake City, a national banking corporation to The City of Lake City, Florida, recorded in Official Records Book 587, page 632.

13. **Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 1008, Page 2713, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).**
14. **Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured.**
15. **Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.**

ATTACHMENT 9
AGENT AUTHORIZATION FORM

MINUTES OF ACTION OF
MEMBER MANAGER OF
TW OLP VENTURE LLC
TAKEN BY UNANIMOUS WRITTEN CONSENT
IN LIEU OF MEETING

Effective October 29, 2021

Pursuant to Section 18-302 of the Delaware Limited Liability Company Act, as amended, the undersigned, being the Sole Member and the Member Manager of TW OLP VENTURE LLC, a Delaware limited liability company (the "Company"), does hereby consent to and adopt the following resolutions, which action shall have the same force and effect as if taken by unanimous affirmative vote at a meeting of the Member-Manager of the Company, duly called and held pursuant to the applicable provisions of the Delaware Limited Liability Company Act, and direct that this written consent to such action shall be filed with the Minutes of the proceedings of the Member Manager of the Company.

WHEREAS, TIDAL WAVE MANAGEMENT LLC, a Georgia limited liability company is the Sole Member and the Member Manager of the Company;

WHEREAS, OLP WASH PARTNERS LLC, a Florida limited liability company ("Developer") and Company have made and entered into a Development Agreement (the "Development Agreement") whereby Developer is responsible for (i) identifying certain parcels of real properties (each a "Property") for acquisition and the development by Company for the purpose of operating a Car Wash on such Property (each a "Project"); (ii) managing the contracting process with respect to the Property, (iii) administering, coordinating, managing and supervising, on behalf of Purchaser, the civil design, development, engineering and construction of the Car Wash located on the Property, (iv) securing necessary governmental entitlements, permits and approvals required to develop and operate a Car Wash on the Property, and (v) completing other associated work as described below (the foregoing items (i) through (v) being collectively hereinafter be referred to as the "Project Work"),

WHEREAS, Developer has identified and presented to Company a Project involving the real property more particularly described on Exhibit "A" attached hereto and incorporated herein by this;

WHEREAS, the appropriate officers and representatives of the Company have reviewed the Developer's submittal and deem it in the best interest of the Company to pursue the Project referenced therein (hereinafter referred to as the "Lake City, FL @ W US Hwy 90 Project");

WHEREAS, in order for Developer to satisfy its obligations under the Development Agreement, the Member Manager desires to authorize Richard Olson (“Olson”), in his capacity as the Manager of Developer, to act on the Company’s behalf and in the Company’s name in all respects as deemed reasonably necessary for the purposes of carrying out the Project Work, as determined by the Developer in the Developer’s reasonable discretion;

NOW THEREFORE BE IT RESOLVED, that the Lake City, FL @ W US Hwy 90 Project is hereby adopted, authorized, and approved;

FURTHER RESOLVED, that Olson is hereby authorized to carry out the Project Work on behalf of the Company and in the Company’s name;

FURTHER RESOLVED, that Olson shall be designated as an “Authorized Representative” of the Company in carrying out the Project Work and other actions as set forth in this written consent, and, that any person dealing with any Olson acting on behalf of the Company in connection with any of the foregoing matters shall be conclusively entitled to rely upon the authority of Olson and by his or her execution of any document, agreement, or instrument, executed in connection with the Project Work as described herein, the same shall be a valid and binding obligation of the Company, enforceable in accordance with its terms; which authorization shall include the right to execute, deliver and file zoning or permit entitlement applications to develop, construct and operate a Car Wash on the subject Property, and be it

FURTHER RESOLVED, that any third party dealing with the Company in connection with the matters authorized by these resolutions shall be entitled to rely on the copy or facsimile of this Written Consent rather than the original hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, this Written Consent Action is effective as of the date first set forth above, and it is hereby consented to by the Member Manager as of said date.

MEMBER MANAGER:

TIDAL WAVE MANAGEMENT LLC, a Georgia
limited liability company

By: New Potato Creek Holdings LLC, a Georgia
limited liability company, its Sole Member

Ryan Crumley
Ryan Crumley (Nov 8, 2021 18:24 EST)
By: _____
Ryan Crumley, Chief Growth Officer

ATTACHMENT 10
PROOF OF PAYMENT OF TAXES



Tax Record

print [print icon] [refresh icon] [back icon] Account Number: 1 of 1

Last Update: 2/4/2022 10:57:23 AM EST

Details

- Tax Record
- Print View
- Legal Desc.
- Tax Payment
- Payment History
- Print Tax Bill
- Change of Address

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments
The information contained herein does not constitute a title search and should not be relied on as such.

Searches

- Account Number
- GEO Number
- Owner Name
- Property Address
- Mailing Address

Site Functions

- Tax Search
- Local Business Tax
- Contact Us
- County Login
- Home

Account Number	Tax Type	Tax Year			
R02573-004	REAL ESTATE	2021			
Mailing Address		Property Address			
TEXAS ROADHOUSE HOLDINGS LLC 6040 DUTCHMANS LANE LOUISVILLE KY 40205		3039 US HIGHWAY 90 LAKE CITY			
		GEO Number			
		353S16-02573-004			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
35-3S-16 2100/21001.58 Acres COMM AT A PT WHERE E LINE OF LOT B BROOKSIDE S/D INTERSECTS THE N'LY R/W US-90, RUN W ALONG R/W 137.11 FT FOR POB, CONT W 191 FT, N 371.97 FT TO A 20 FT DITCH, E 171.86 FT, S 350.36 FT TO POB. BEING PART OF LOT B BROOKSIDE S/D. 400-679, 750-924, WD 1328-346,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	1,159,366	0	\$1,159,366	\$9,060.45
CITY OF LAKE CITY	4.9000	1,159,366	0	\$1,159,366	\$5,680.89
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	1,159,366	0	\$1,159,366	\$867.20
LOCAL	3.6430	1,159,366	0	\$1,159,366	\$4,223.57
CAPITAL OUTLAY	1.5000	1,159,366	0	\$1,159,366	\$1,739.05
SUMANNEE RIVER WATER MGT DIST	0.3615	1,159,366	0	\$1,159,366	\$419.11
LAKE SHORE HOSPITAL AUTHORITY	0.0000	1,159,366	0	\$1,159,366	\$0.00
Total Millage		18.9675	Total Taxes		\$21,990.27
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$1,149.18

**OLP TIDAL WAVE AUTO SPA
LAKE CITY, FL
LEGAL DESCRIPTION
Tax Parcel: 35-3S-16-02573-004 (10558)**

DESCRIPTION: (per Old Republic Title Insurance Title Commitment 21129801)

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

Parcel 1:

Parcel 6 of "a Subdivision of Block C, Brookside", as recorded in Plat Book 3, Page 101 of the Public Records of Columbia County, Florida

And

A Parcel of land lying immediately South of and adjacent to Parcel 6, as shown in Subdivision of Block C, Brookside, according to the Plat thereof recorded in Plat Book 3, Page 101, Public Records of Columbia County, Florida, more particularly described as follows: Beginning at the NE Corner of Lot B of "Brookside" a Subdivision as recorded in Plat Book 3, Page 45, Public Records, Columbia County, Florida, and run N75°20'W along the Northerly line of said Lot B , a distance of 423.8 feet, more or less to the NW Corner of said Lot B, said point lying on the Easterly right-of-way line of NW Streamside Court (formerly Eastside Drive); thence Northeasterly along said Easterly right-of-way line 20.76 feet to the SW Corner of Parcel No. 6 of "a Subdivision of Block C, Brookside", a subdivision as recorded in Plat Book 3, Page 101, Public Records, Columbia County, Florida; thence S75°20'E along the Southerly line of Parcel 6, a distance of 415.20 feet, more or less to the SE Corner of said Parcel 6: thence Southerly 20.23 feet to the POINT OF BEGINNING.

Parcel 2:

Commence at the point where the East line of Lot "B" BROOKSIDE SUBDIVISION a subdivision according to the plat thereof, as recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida intersects the Northerly right-of-way line of State Road No. 10 (U.S. Highway 90) as now exists, and run N 81deg. 45' 40" W still along the said Northerly right-of-way line, 137.11 feet to the POINT OF BEGINNING; thence Continue N 81 deg. 45' 40" W still along said right-of-way line, 191.00 feet to a concrete monument; thence N 9 deg. 27' 00" E, 371.97 feet to a concrete monument and to the South line of a 20 foot ditch easement; thence S 74 deg. 29' 14 E 171.86 feet along said South line: thence S 6 deg. 09' 59" W 350.36 feet to the point of beginning, Columbia County, Florida.