

RESOLUTION NO. 2001- 208

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE TO THE MEADOWS AT ST. JOHNS PHASE ONE SUBDIVISION.

WHEREAS, Grand Meadows, LLC, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for water and sewer service to Meadows at St. Johns Phase One Subdivision; and

WHEREAS, a Bill of Sale conveying all personal property associated with the water and sewer system has also been executed and is attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above as stated in letter attached hereto as Exhibit "C", incorporated by reference and made a part hereof.

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

Section 1. The above described Easement for Utilities and Bill of Sale, attached hereto, are hereby accepted.

Section 2. The Clerk is instructed to record the original Easement for Utilities and file the Bill of Sale in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED, this 6th day of November, 2001.

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

By: Marc A. Jacalone
Marc A. Jacalone, Chairman

Rendition Date: 11-09-01

ATTEST: Cheryl Strickland, Clerk

Cheryl Strickland
Deputy Clerk

EASEMENT FOR UTILITIES
SIX MILE CREEK CENTRAL
[PARCEL 1 PHASE I AND ASSOCIATED IMPROVEMENTS]

THIS EASEMENT executed and given this 3rd day of October, 2001, by **GRAND MEADOWS, LLC**, with an address of 1914 Art Museum Drive, Jacksonville, FL 32207, hereinafter called "Grantor," to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is c/o Clerk of Courts, P. O. Drawer 349, St. Augustine, Florida 32085, hereinafter called "Grantee."

WITNESSETH:

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

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

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record including but not limited to those set forth on Exhibit "B" attached hereto.

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

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

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

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

2. Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals. The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals. The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other similar surface improvements. Grantor or Grantor's successors and assigns shall be solely responsible for replacement of any such sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. Nothing in this section shall, however, relieve Grantee of liability for damage caused to improvements by Grantee's negligence.

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

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

CONSENT AND JOINDER

ATLANTIC STATES BANK, as holder of that certain Amended and Restated Mortgage, Security Agreement and Financing Statement recorded in Official Records Book 1534, page 1285 as modified in Official Records Book 1562, page 470, all of the public records of St. Johns County, Florida encumbering the real property described on the attached Exhibit A, has caused this instrument to be signed by its duly authorized officer solely in evidence of its consent and joinder in and to the easement.

Signed, sealed and delivered
in the presence of:

ATLANTIC STATES BANK

Christie Apolon
Print: Christie A. Belon

BY: Scott V. Taccati
Its: Senior Vice President

Restie Tamaras
Print: RESTIE TAMARES

STATE OF FLORIDA }
 }SS
COUNTY OF St. Johns }

The foregoing instrument was acknowledged before me this 3 day of October 2001, by Scott V. Taccati, as Senior Vice President of **ATLANTIC STATES BANK**, on behalf of the bank.

MICHAEL JAMES LOBERGER
Notary Public, State of Florida
My comm. exp. Mar. 11, 2005
Comm. No. CC 996996

Michael James Loberger
(Print Name Michael J. Loberger)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:
Personally Known
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

EXHIBIT A

THE EASEMENT AREA GRANTED BY THIS DOCUMENT SHALL INCLUDE THE RIGHT-OF-WAY OF THE FOLLOWING LISTED TRACTS, WHICH ARE PART OF THE PLAT, RECORDED MAP BOOK 41, PAGE 58, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ("PLAT"). THE FOLLOWING TRACTS WITHIN THE PLAT ARE PART OF THE EASEMENT AREA FOR THE PURPOSES OF THIS DOCUMENT:

TRACTS A & D

EXHIBIT B

PERMITTED EXCEPTIONS

1. Amended and Restated Mortgage, Security Agreement and Financing Statement between Grand Meadows, LLC, a Florida limited liability company dated October 4, 2000 and recorded October 11, 2000 in Official Records Book 1534, Page 1285 of the Public Records of Saint Johns County, Florida in the original principal amount of \$1,417,000.00, as modified in Official Records Book 1562, Page 470 of the Public Records of St. Johns County, Florida.
2. Notice of Commencement dated January 12, 2001 and recorded March 14, 2001 in Official Records Book 1576, page 342 of the current public records of St. Johns County, Florida.
3. Notice of Commencement dated June 12, 2001 and recorded June 14, 2001 in Official Records Book 1614, page 163 of the current public records of St. Johns County, Florida.
4. Allocation of Development Rights dated July 20, 1998 by and among SJH Partnership, Ltd., a Florida limited partnership and Dunavant Enterprises, Inc., a Tennessee corporation and SJ Land Associates, LLC, a Delaware limited liability company, dated July 20, 1998 and recorded July 21, 1998 in Official Records Book 1335, page 340 of the public records of St. Johns County, Florida.
5. Saint Johns DRI Development Order approved under St. Johns County, Florida Resolution No. 91-130, as modified by Modification of Saint Johns DRI Development Order under Resolution No. 91-183, as noticed under Notification of DRI/Development Order recorded in Official Records Book 922, page 219, as further modified by Modification of Saint Johns DRI Development Order under Resolution 94-211 and Resolution 95-06, Resolution 96-102 and Resolution No. 96-233, as noticed under Notification of DRI/Development Order recorded in Official Records Book 1091, page 1119 and Notification of DRI/Development Order recorded in Official Records Book 1217, page 437, modified by Modification of Saint Johns DRI Development Order under Resolution 98-126, as noticed under Notification of DRI/Development Order recorded in Official Records Book 1338, page 205, as further modified by Modification of Saint Johns Development of Regional Impact Development Order on September 28, 1998, under Resolution 98-179 as noticed under Notice of DRI/Development Order Modification recorded in Official Records Book 1354, page 1883, Notice Of DRI/Development Order Modification, to the Saint Johns Development of Regional Impact Development Order on January 26, 1999, under Resolution 99-20 recorded in Official Records Book 1388, page 1323; as further modified by Modification of Saint Johns Development of Regional Impact Development Order under Resolution 99-173 on November 9, 1999 and Notice of DRI/Development Order Modification recorded in Official Records Book 1459, page 983 all of St. Johns County, Florida.

6. St. Johns County Ordinance No. 91-37 granting Planned Unit Development Rezoning dated August 27, 1991, as modified.
7. Memorandum of Declaration of Voluntary Payment Obligations recorded in Official Records Book 1185, page 1831, of the public records of St. Johns County, Florida.
8. Impact Fee Credit Agreement (Park Impact Fees) as contained in the instrument, recorded November 24, 1997 in Official Records Book 1278, page 1584, of the Public Records of St. Johns County, Florida.
9. Impact Fee Credit Agreement (Road Impact Fees) as contained in the instrument, recorded November 24, 1997 in Official Records Book 1278, page 1596; Addendum To Road Impact Fee Credit Agreement recorded in Official Records Book 1391, page 590 and Addendum To Road Impact Fee Credit Agreement recorded in Official Records Book 1391, page 1826, all of the Public Records of St. Johns County, Florida.
10. Six Mile Creek Water And Wastewater Connection Fee Reimbursement Agreement recorded February 9, 1999 in Official Records Book 1384, page 1780 of the public records of St. Johns County, Florida.
11. CONDITIONAL ASSIGNMENT OF RENTS, LEASES, REVENUES AND PROFITS from SJ Land Associates, LLC, a Delaware limited liability corporation to SunTrust Bank, North Florida, N.A., dated October 2, 1998 and recorded October 5, 1998 in Official Records Book 1353, page 1171; Consent And Subordination Agreement (Six Mile Creek Declaration-OR 1374-1850) recorded in Official Records Book 1374, page 1924 and re-recorded in Official Records Book 1381, page 131; Consent And Subordination Agreement (Conveyance Documents) recorded in Official Records Book 1375, page 81, all of the public records of St. Johns County, Florida.
12. Impact Fee Credit Agreement (Public Capital Facilities Impact Fees) recorded December 1, 1999 in Official Records Book 1458, page 498, of the public records of St. Johns County, Florida.
13. Easements (Lake and Drainage System), as set forth in Special Warranty Deed (Six Mile Creek Central Parcel) to Kernan Mill, Inc., recorded December 17, 1999 in Official Records Book 1462, page 278, of the public records of St. Johns County, Florida. (Note: Limited to Stormwater Drainage System.)
14. Taxes for year 2001 and subsequent years.

BILL OF SALE

**UTILITY IMPROVEMENTS / SIX MILE CREEK CENTRAL
PARCELS 1, PHASE I AND ASSOCIATED IMPROVEMENTS**

GRAND MEADOWS, LLC, a Florida limited liability company, for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers, and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

The personal property, fixtures and equipment comprising the sewage collection and potable water distribution system (the "Improvements") for portions of Six Mile Creek Central within the Saint Johns project. All of the Improvements are included on approved construction plan drawings prepared by England Thims & Miller, titled Meadows at Saint Johns DRI Parcel 1 - Six Mile Creek, Central PUD, last revision date of August 7, 2000 and marked approved by St. Johns County on July 20, 2000 (the "Plans"). Portions of the Improvements are lying within the right-of-ways of Mackenzie Circle, Maclaren Street, Meadowlark Lane, Mackinaw Trail, Ardmore Street, and lying within Tracts A and D, all as shown on the Meadows at St. Johns Phase One Plat recorded at Map Book 41, pages 58-66 of the public records of St. Johns County, Florida. Said personal property, fixtures and equipment being more particularly described on the attached Schedule A.

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

IN WITNESS WHEREOF, Grand Meadows, LLC has caused this instrument to be duly executed and delivered by its duly authorized officer on this 3rd day of October, 2000.

GRAND MEADOWS, LLC, a Florida
limited liability company

By: 

Print: Lawrence R. Towers

Its: Managing Member of Grand Meadows, LLC

The Meadows
at Saint Johns DRI

EXHIBIT A

Parcel 1 - Six Mile Creek Central PUD
Bill of Materials and Schedule of Values

Date: September 14, 2001

Potable Water				
Item	Description	Unit	Quantity	Value
1	12" PVC DR 25 Main	LF	2495	\$43,213.40
2	10" PVC DR 25 Main	LF	1250	\$16,687.50
3	8" PVC DR 25 Main	LF	3305	\$32,521.20
4	Testing	Each	1	\$12,493.00
5	12" Gate Valves	Each	2	\$3,256.22
6	12" Misc Fittings / Restrain Jts.	Each	8	\$10,712.00
7	10" Gate Valves	Each	4	\$5,821.96
8	10" Misc Fittings / Restrain Jts.	Each	16	\$15,152.00
9	8" Gate Valves	Each	7	\$5,705.42
10	8" Misc Fittings / Restrain Jts.	Each	38	\$18,995.06
11	6" Gate Valves	Each	2	\$1,404.92
12	6" Misc Fittings / Restrain Jts.	Each	1	\$499.00
13	Flushing Hydrants	Each	5	\$2,379.05
14	Sample Points	Each	8	\$1,301.44
15	Fire Hydrants	Each	10	\$24,683.60
16	Single Water Services	Each	5	\$2,160.00
17	Double Water Services	Each	53	\$26,341.00
18	21" Casing	LF	65	\$5,476.25
19	18" Casing	LF	91	\$5,343.52
20	16" Sleeves	Each	65	\$2,218.45
21	Connection to Existing	Each	1	\$435.92
22	Dewatering	Each	1	\$4,999.09
Total Value				\$241,800.00

Gravity Sewer				
Item	Description	Unit	Quantity	Value
1	8" PVC SDR 35	LF	2069	\$18,020.99
2	8" PVC SDR 26	LF	2891	\$32,783.94
3	8" PVC DR 18	LF	367	\$14,724.04
4	Manholes	Each	22	\$95,646.98
5	Dewatering	Each	1	\$73,390.50
6	6" Services	Each	114	\$40,812.00
7	TV Testing	Each	5327	\$9,748.41
8	Drops	Each	6	\$2,531.88
Total Value				\$287,658.74

Note:
Values shown hereon taken from Schedule of Values provided by Braddock Construction Inc for the referenced project
(see attached)

The Meadows

at Saint Johns DRI

Parcel 1 - Six Mile Creek Central PUD

Bill of Materials and Schedule of Values

Date September 14, 2001

Lift Station				
Item	Description	Unit	Quantity	Value
1	Dewatering	Each	1	\$24,584.17
2	F & I Wetwell	Each	1	\$45,222.87
3	Pumps, Rails, Panel	Each	1	\$48,235.84
4	Telemetry	Each	1	\$8,059.93
5	Water Service	Each	1	\$1,354.32
6	Access Road	Each	1	\$8,796.13
7	Fencing	Each	1	\$4,288.00
Total Value				\$140,541.26

Force Main				
Item	Description	Unit	Quantity	Value
1	6" PVC DR 25 Main	LF	3880	\$20,370.00
2	Testing	Each	1	\$6,014.00
3	6" Gate Valves	Each	1	\$731.00
4	6" Misc Fittings / Restrain Jts.	Each	32	\$18,272.00
5	15" Casings	LF	91	\$6,143.41
6	Connection to Existing	Each	1	\$4,469.59
Total Value				\$56,000.00

Summary				Value
Item	Description			
1	Potable Water			\$241,800.00
2	Gravity Sewer			\$287,658.74
3	Lift Station			\$140,541.26
4	Force Main			\$56,000.00
Total Value				\$726,000.00

Note:
1. Value of Improvements taken from Schedule of Values provided by Braddock Construction Inc for the referenced project (see attached)

The Meadows at St. Johns County
 St. Augustine, Florida
SCHEDULE OF VALUES
 St. Johns Utility Company

Braddock Construction, Inc.

POTABLE WATER SYSTEM

ITEM	Quantity	UM	unit material	extended material	unit labor/equip	extended labor/equip	Unit Price	EXTENDED PRICE
12" PVC Main	2495	H	\$8.84	\$22,055.80	\$8.48	\$21,157.60	\$17.32	\$43,213.40
10" PVC Main	1250	H	\$6.23	\$7,787.50	\$7.12	\$8,900.00	\$13.35	\$16,687.50
6" PVC Main	3305	H	\$4.13	\$13,648.65	\$5.71	\$18,871.55	\$9.84	\$32,521.20
Testing	8060	H	\$0.25	\$2,015.00	\$1.30	\$10,478.00	\$1.55	\$12,493.00
12" Gate Valves	2	ea	\$973.00	\$1,946.00	\$655.11	\$1,310.22	\$1,628.11	\$3,256.22
12" Misc Fittings incl restrainers	8	ea	\$548.38	\$4,387.04	\$780.62	\$6,324.96	\$1,339.00	\$10,712.00
10" Gate Valves	4	ea	\$885.00	\$3,540.00	\$570.49	\$2,281.86	\$1,455.49	\$5,821.86
10" Misc Fittings incl restrainers	16	ea	\$446.00	\$7,136.00	\$501.00	\$8,016.00	\$847.00	\$15,152.00
8" Gate Valves	7	ea	\$423.00	\$2,961.00	\$382.06	\$2,744.42	\$815.06	\$5,705.42
8" Misc fittings incl restrainers	38	ea	\$235.97	\$8,966.86	\$283.90	\$10,026.20	\$499.87	\$18,995.08
6" Gate Valves	2	ea	\$331.00	\$662.00	\$371.46	\$742.82	\$702.46	\$1,404.82
8" Misc fittings incl restrainers	1	ea	\$278.00	\$278.00	\$221.00	\$221.00	\$498.00	\$499.00
Flushing Hydrants	5	ea	\$175.00	\$875.00	\$300.81	\$1,504.05	\$475.81	\$2,379.05
Sample Points	8	ea	\$90.00	\$720.00	\$72.68	\$581.44	\$162.68	\$1,301.44
Fire Hydrants	10	ea	\$1,406.00	\$14,060.00	\$1,062.38	\$10,623.60	\$2,468.36	\$24,683.60
Single services	5	ea	\$177.00	\$885.00	\$255.00	\$1,275.00	\$432.00	\$2,160.00
Double services	53	ea	\$223.00	\$11,819.00	\$274.00	\$14,522.00	\$497.00	\$26,341.00
21" casing	65	H	\$42.75	\$2,778.75	\$41.50	\$2,697.50	\$84.25	\$5,478.25
18" Casings	91	H	\$29.29	\$2,665.39	\$29.43	\$2,678.13	\$58.72	\$5,343.52
16" Sleeves	65	ea	\$17.83	\$1,158.95	\$16.30	\$1,059.50	\$34.13	\$2,218.45
Corn to existing	1	lb	\$100.00	\$100.00	\$335.92	\$335.92	\$435.92	\$435.92
Dewatering	1	lb	\$1,438.00	\$1,438.00	\$3,561.09	\$3,561.09	\$4,989.09	\$4,989.09
				\$106,522.60		\$122,280.42		\$241,800.00

SANITARY SEWER SYSTEM

ITEM	Quantity	UM	unit material	extended material	unit Labor/equip	extended Labor/equip	Unit Price	EXTENDED PRICE
8" PVC sdr-35 Mains	2089	lf	\$2.24	\$4,634.56	\$6.47	\$13,386.43	\$8.71	\$18,020.99
8" PVC sdr-26 Mains	2891	lf	\$3.08	\$8,904.28	\$8.26	\$23,679.66	\$11.34	\$32,763.94
8" PVC sdr-18 Mains	367	lf	\$5.82	\$2,135.94	\$34.30	\$12,588.10	\$40.12	\$14,724.04
Manholes (incl lops & Inverts)	22	ea	\$2,512.91	\$55,284.02	\$1,834.68	\$40,362.96	\$4,347.59	\$95,646.98
Dewatering	4700	ea	\$0.00	\$0.00	\$15.62	\$73,390.50	\$15.62	\$73,390.50
6" services	114	ea	\$100.00	\$11,400.00	\$258.00	\$29,412.00	\$358.00	\$40,812.00
TV Testing	5327	ea	\$0.00	\$0.00	\$1.83	\$9,748.41	\$1.83	\$9,748.41
Drops	6	ea	\$54.00	\$324.00	\$367.98	\$2,207.68	\$421.98	\$2,531.86
Totals				\$92,982.80		\$204,975.94		\$287,958.74

LIFT STATION

ITEM	Quantity	UM	unit material	extended material	unit Labor/equip	extended Labor/equip	Unit Price	EXTENDED PRICE
Dewatering	1	ls	\$0.00	\$0.00	\$24,594.17	\$24,594.17	\$24,594.17	\$24,594.17
F&I Wetwell	1	ls	\$20,931.00	\$20,931.00	\$24,291.87	\$24,291.87	\$45,222.87	\$45,222.87
Pumps, Rails, Panel	1	ls	\$28,684.00	\$28,684.00	\$19,351.84	\$19,351.84	\$48,235.84	\$48,235.84
Telemetry	1	ls	\$0.00	\$0.00	\$8,059.93	\$8,059.93	\$8,059.93	\$8,059.93
Water service	1	ls	\$431.00	\$431.00	\$923.32	\$923.32	\$1,354.32	\$1,354.32
Access Road	1	ls	\$0.00	\$0.00	\$8,796.13	\$8,796.13	\$8,796.13	\$8,796.13
Fencing	1	ls	\$0.00	\$0.00	\$4,288.00	\$4,288.00	\$4,288.00	\$4,288.00
Totals				\$50,246.00		\$90,295.26		\$140,541.26

Force Main

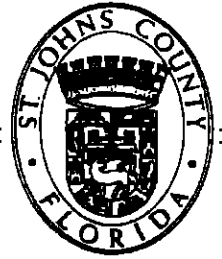
ITEM	Quantity	UM	unit material	extended material	unit labor/equip	extended labor/equip	Unit Price	EXTENDED PRICE
8" PVC Main	3880	ls	\$2.52	\$9,777.60	\$2.73	\$10,592.40	\$5.25	\$20,370.00
testing	3880	ls	\$0.10	\$388.00	\$1.45	\$5,628.00	\$1.55	\$6,014.00
8" Gate Valves	1	ls	\$374.00	\$374.00	\$357.00	\$357.00	\$731.00	\$731.00
8" Misc Fittings Incl restrainers	32	ea	\$235.60	\$7,539.20	\$335.40	\$10,732.80	\$571.00	\$18,272.00
15" casing	91	ls	\$14.61	\$1,329.51	\$52.90	\$4,813.90	\$67.51	\$6,143.41
Conn to existing	1	ls	\$1,266.00	\$1,266.00	\$3,203.59	\$3,203.59	\$4,469.59	\$4,469.59
Totals				\$20,674.31		\$35,325.69		\$56,000.00

TOTAL

\$726,000.00

ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners



P.O. Box 3006

St. Augustine, Florida 32085-3006

Phone: (904) 471-2161 • Toll Free: 1-877-837-2311

Administrative Fax: (904) 461-7619

Billing Dept. Fax: (904) 461-3995

October 11, 2001

Mary Ann Blount
Real Estate Manager
St. Johns County Real Estate Department
P.O. Box 349
St. Augustine, FL 32095-0349

**RE: Easement for Utilities and Bill of Sale for Water and Wastewater
Infrastructure for the Meadows at Saint Johns.**

Dear Mary Ann:

This response is in reference to the transmittal letter to you dated October 3, 2001 from Gary Davenport of the law firm, Pappas Metcalf Jenks & Miller.

Please be informed that we have reviewed and approved the reference documents for the utility easements. Please submit to the Board of County Commissioners for their final approval and acceptance.

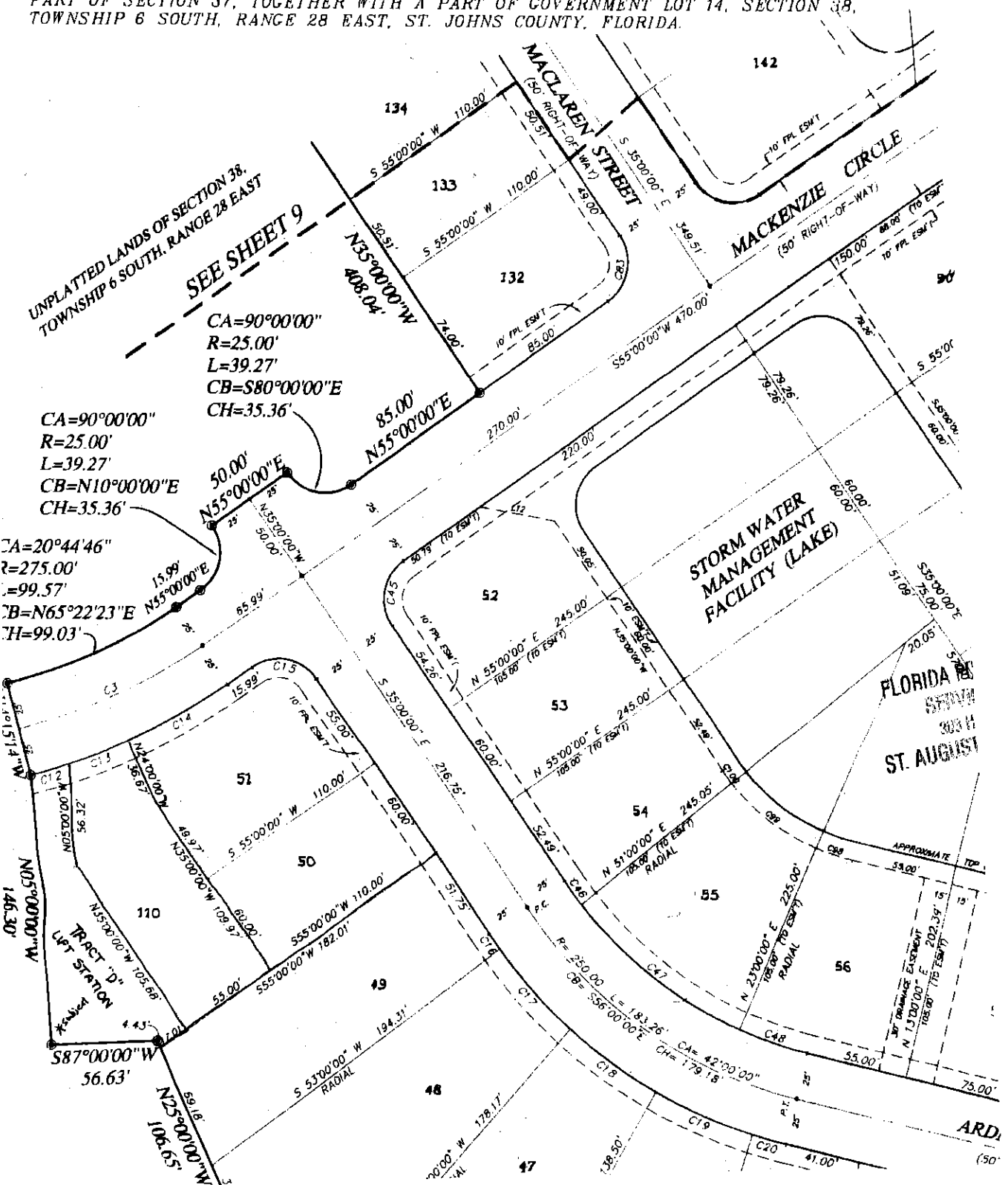
Sincerely,

Herbert A. Van Der Mark
Construction Manager of Utilities
St. Johns County

cc: Gary B. Davenport [via fax: (904) 353-1980]

MEADOWS AT ST. JOHNS PHASE ONE

PART OF SECTION 37, TOGETHER WITH A PART OF GOVERNMENT LOT 14, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



UNPLATTED LANDS OF SECTION 38,
TOWNSHIP 6 SOUTH, RANGE 28 EAST

SEE SHEET 9

CA=90°00'00"
R=25.00'
L=39.27'
CB=S80°00'00"E
CH=35.36'

CA=90°00'00"
R=25.00'
L=39.27'
CB=N10°00'00"E
CH=35.36'

CA=20°44'46"
R=275.00'
L=99.57'
CB=N65°22'23"E
CH=99.03'

FLORIDA STATE ROAD
300 N.
ST. AUGUST

ARD