

RESOLUTION NO. 2003- 131

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE TO SIX MILE CREEK NORTH UNIT 1, PARCEL 4, TRACT 4A SUBDIVISION AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM.

RECITALS

WHEREAS, SJ Land Associates, 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 Six Mile Creek North Unit 1, Parcel 4, Tract 4A; and

WHEREAS, the 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", the Utility Appraisal Report value page is included as Exhibit "C", incorporated by reference and made a part hereof. Upon the passage of this Resolution, the Complete Appraisal Summary Report will be submitted to the St. Johns County Finance Division to comply with the GASB 34 Finance Rule; and

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

WHEREAS, it is in the best interest of the County to accept this Easement for the health, safety and welfare of the citizens in that area.

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

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

Section 2. The above described Easement for Utilities attached and incorporated hereto, is hereby accepted.

Section 3. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15th day of July, 2003.

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

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

Patricia A. Grande
Deputy Clerk

RENDITION DATE 7-16-03



Exhibit "A" to Resolution

THIS DOCUMENT PREPARED
BY AND RETURN TO:

KATHRYN F. WHITTINGTON, ESQUIRE
PAPPAS METCALF JENKS & MILLER, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202-4327

EASEMENT FOR UTILITIES
SIX MILE CREEK NORTH
[UNIT 1, PARCEL 4, TRACT 4A AND ASSOCIATED IMPROVEMENTS]

THIS EASEMENT is executed and given this _____ day of _____, 2003, by **SJ LAND ASSOCIATES, LLC**, with an address of c/o Davidson Development, Inc., 101 East Town Place, Suite 200, St. Augustine, Florida, 32092, 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 containing approximately 0.84 acres (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, if any.

(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.

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

Signed, sealed and delivered
in the presence of:

SJ LAND ASSOCIATES, LLC, a Delaware
limited liability company

VJ Cunningham
Name: V Cunningham

By:

James E. Davidson, Jr.
Executive Vice President/Manager
Development Administration

Arts M. Hempta
Name: Arts M. Hempta

STATE OF FLORIDA)
)SS
COUNTY OF St Johns)

The foregoing instrument was acknowledged before me this 12th day of March, 2003, by JAMES E. DAVIDSON, JR., as Manager and Executive Vice President of Development Administration of SJ LAND ASSOCIATES, LLC, a Delaware limited liability company, on behalf of the company.



VJ Cunningham
NOTARY PUBLIC
State of Florida at Large Commission # DD 182681
My Commission Expires: February 9th, 2007
Personally Known or Produced I.D.
[check one of the above]
Type of Identification Produced _____

CONSENT AND JOINDER

Regions Bank, an Alabama corporation, as holder of that certain Mortgage and Security Agreement recorded in Official Records Book 1353, page 1142 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:

REGIONS BANK, an Alabama corporation

Winifred B. Naitling
Name: Winifred B. Naitling

By: [Signature]
Name: DENNIS T. WARD
Its: PRESIDENT & CEO

Joyce R. Mays
Name: Joyce R. MAYS

STATE OF FLORIDA }
 }SS
COUNTY OF SEMINOLE }

The foregoing instrument was acknowledged before me this 14 day of MARCH, 2003, by DENNIS T. WARD, as PRESIDENT of Regions Bank, an Alabama corporation, on behalf of the corporation.

MARY ANN BLACK
Notary Public, State of Florida
My comm. exp. Nov 7, 2003
Comm. No. CG886446

Mary Ann Black
(Print Name MARY ANN BLACK)
NOTARY PUBLIC
State of FLORIDA at Large
Commission # CC886446
My Commission Expires: 11-7-03
Personally Known ✓
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

EXHIBIT "A"

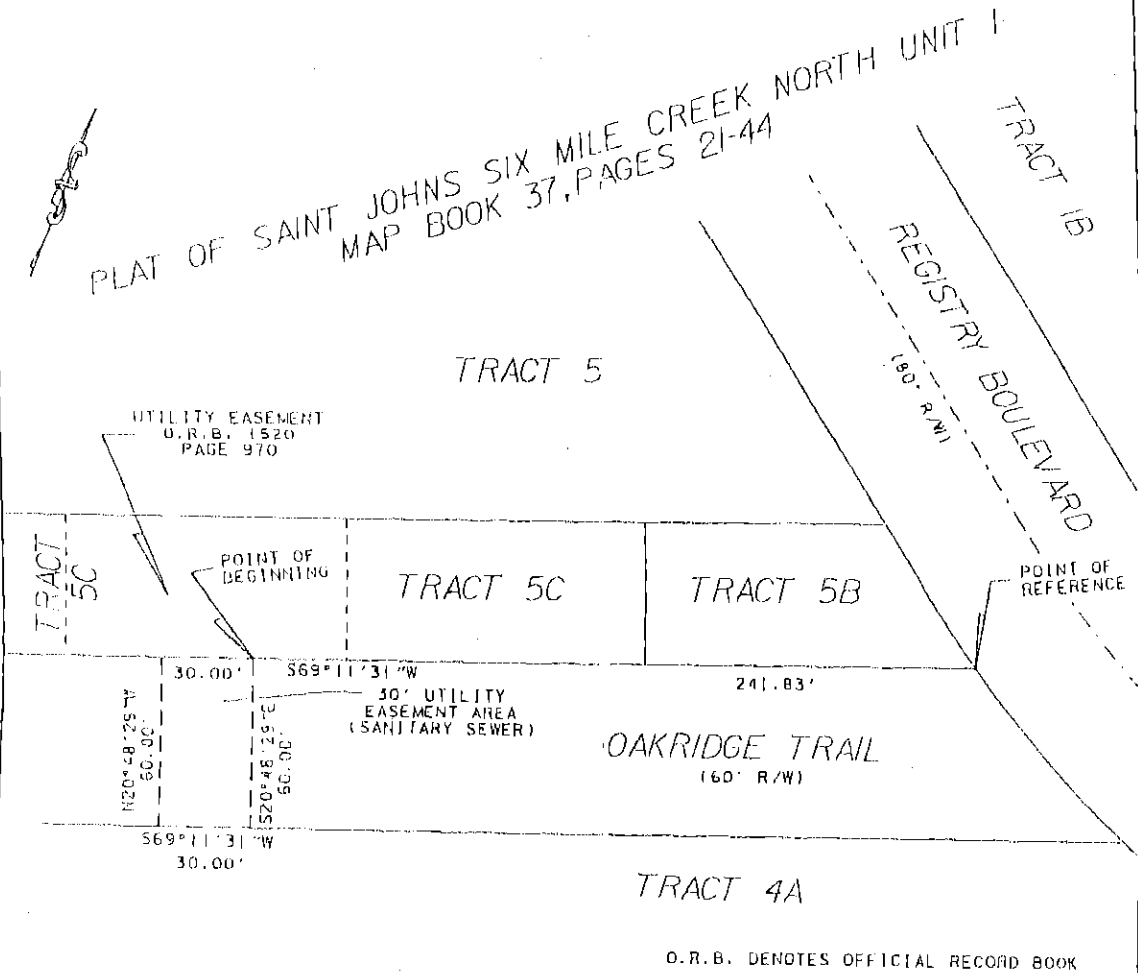
THE EASEMENT AREA GRANTED BY THIS DOCUMENT SHALL INCLUDE THE RIGHT-OF-WAY OF STONEWOOD COURT AND THE 30' UTILITY EASEMENT AREA (SANITARY SEWER) OVER TRACT D, ALL AS SHOWN ON THE SAINT JOHNS SIX MILE CREEK NORTH UNIT 1, PARCEL 4, TRACT 4A, PLAT RECORDED IN MAP BOOK 45, PAGES 74 THROUGH 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA (THE "PLAT"), AS WELL AS THE 30' UTILITY EASEMENT AREA (SANITARY SEWER) MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A-1."

THE EASEMENT AREA SHALL NOT INCLUDE THE DRIVEWAYS TO INDIVIDUAL HOMES EXCEPT FOR THE PART OF SUCH DRIVEWAYS WITHIN THE ROAD RIGHT-OF-WAY.

MAP OF 30.00 FOOT UTILITY EASEMENT

A PART OF OAKRIDGE TRAIL AS SHOWN ON THE PLAT OF ST. JOHNS SIX MILE CREEK NORTH UNIT 1, AS RECORDED IN MAP BOOK 37, PAGE 21-44 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 20 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF TRACT 5B AS SHOWN ON SAID PLAT, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF REGISTRY BOULEVARD, AN 80.00 FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT; THENCE SOUTH 69°11'31" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT 5D AND TRACT 5C, A DISTANCE OF 241.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20°48'29" EAST, LEAVING SAID TRACT 5C AND ALONG A LINE TO ITS INTERSECTION WITH THE NORTHERLY LINE OF TRACT 4A, AS SHOWN ON SAID PLAT, A DISTANCE OF 60.00 FEET; THENCE SOUTH 69°11'31" WEST ALONG THE NORTH LINE OF SAID TRACT 4A, A DISTANCE OF 30.00 FEET; THENCE NORTH 20°48'29" WEST ALONG A LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY LINE OF TRACT 5C, A DISTANCE OF 60.00 FEET; THENCE NORTH 69°11'31" EAST, ALONG SAID SOUTHERLY LINE OF TRACT 5C, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.


CONTAINING 1800.00 SQUARE FEET MORE OR LESS.



BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE, EAST ZONE, NAD 83, WITH THE NORTH LINE OF OAKRIDGE TRAIL BEING N 69°11'31" E.

D.R.B. DENOTES OFFICIAL RECORD BOOK

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY



**Engineers
Planners
Landscape Architects
Surveyors**

Advancing Quality of Life, by Design
B.H.R., Inc.

1900 Corporate Square Boulevard • Jacksonville, Florida 32216 •
(904) 721-2991 • Fax: (904) 723-0171
Certification Number 1316739

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Carl J. Schellhase

CARL J. SCHELHASE	FLA. P.S.M. CERT. NO. LS 5021
BRENDA D. CATONE	FLA. P.S.M. CERT. NO. LS 5447
JOSEPH K. LER	FLA. P.S.M. CERT. NO. LS 8016

FIELD N/A SIGNED FEBRUARY 11, 2003

SCALE: 1" = 50'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Exhibit "B" to Resolution

THIS DOCUMENT PREPARED
BY AND RETURN TO:

KATHRYN F. WHITTINGTON, ESQUIRE
PAPPAS METCALF JENKS & MILLER, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202-4327

BILL OF SALE

**UTILITY IMPROVEMENTS / SIX MILE CREEK NORTH
UNIT 1, PARCEL 4, TRACT 4A AND ASSOCIATED IMPROVEMENTS**

SJ LAND ASSOCIATES, LLC, a Delaware 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:

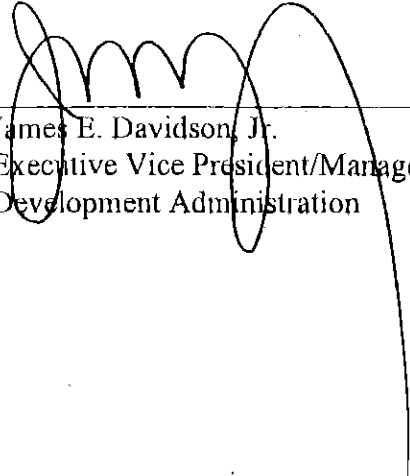
The personal property, fixtures and equipment comprising the sewage collection and potable water distribution system (the "Improvements") for portions of Six Mile Creek North within the Saint Johns project. All of the Improvements are included on approved construction plan drawings for Parcel 4 prepared by England-Thims & Miller, titled Six Mile Creek North Parcels 4 and 21, last revision date of July 19, 2002 and marked approved by St. Johns County on September 2, 2002 (the "Plans"). Portions of the Improvements are lying within the right-of-way of Stonewood Court, within the 30' Utility Easement Area (Sanitary Sewer) over Tract D, all as shown on the Saint Johns Six Mile Creek North Unit 1, Parcel 4, Tract 4A Plat recorded at Map Book 45, pages 74 through 75 of the public records of St. Johns County, Florida and within the area more particularly described in Exhibit "A" attached hereto. Said personal property, fixtures and equipment are more particularly described on the attached Exhibit "B."

SJ Land Associates, 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, SJ Land Associates, LLC has caused this instrument to be duly executed and delivered by its duly authorized officer on this 2th day of March, 2003.

SJ LAND ASSOCIATES, LLC, a Delaware limited liability company

By:

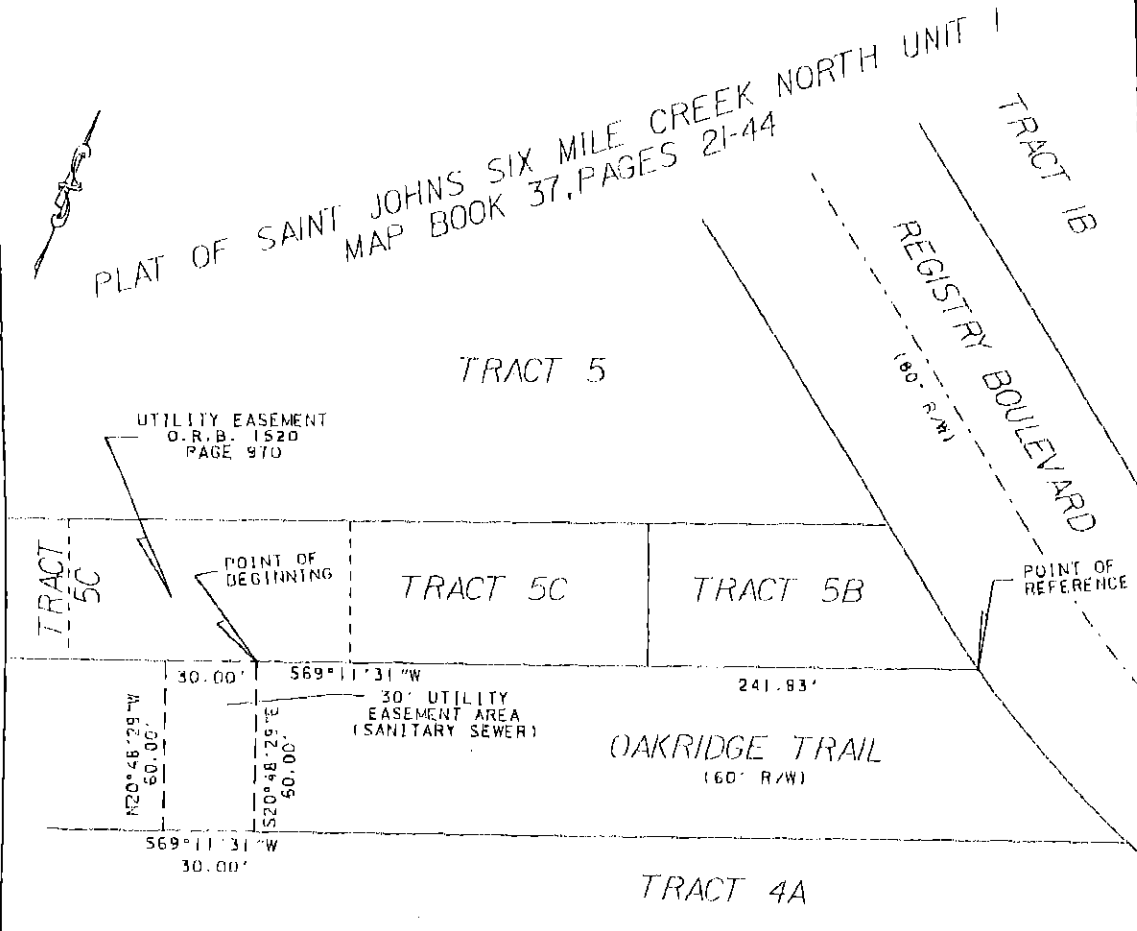


James E. Davidson, Jr.
Executive Vice President/Manager
Development Administration

MAP OF 30.00 FOOT UTILITY EASEMENT

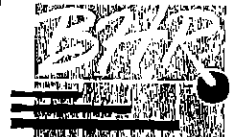
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Engineers
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Certification Number T.H. 6739

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 BRENDA D. CATONE FLA. P.S.M. CERT. NO. LS 5447
 JOSEPH K. LEK FLA. P.S.M. CERT. NO. LS 6016
 FIELD N/A SIGNED FEBRUARY 11, 2003
 SCALE: 1" = 50'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

VALLENCOURT CONSTRUCTION CO., INC.

P.O. Box 2015 - Orange Park, Florida 32067-2015

Mike Vallencourt
President

Website: *Vallencourt.com*

TELEPHONE 904-264-4485
FAX (904)-264-6022

January 8, 2003

Mr. Jim Donchez
England, Thims & Miller, Inc.
14775 St. Augustine Road
Jacksonville, Florida 32258

Re: Sixmile Creek North Parcel 4 - Utility Schedule of Values for St. Johns County

**** Sanitary Sewer ****				
46	Type "A" Manhole 4-6' deep	2 EA	1,960.00	3,920.00
47	Structure # 3 & 4			
48	Type "A" Manhole 6-8' deep	1 EA	2,520.00	2,520.00
49	Structure # 2			
50	Type "A" Manhole 12-14' deep	1 EA	5,200.00	5,200.00
51	Structure # 1			
52	Added Outside Drop to Manhole #1	1 EA	750.00	750.00
53	8" PVC Sewer Pipe 6-8' deep	416 LF	20.90	8,694.40
54	Between Manholes 4 & 6			
55	Connect to Existing Slobout 15' Deep	1 EA	1,440.00	1,440.00
56	6" Sewer Services	7 EA	420.00	2,940.00
57	Handle Unsuitables in Pipe Trenches	200 EA	5.95	1,190.00
58	T.V. Test and Flush Sewer Main	416 LF	3.85	1,601.60
	SUBTOTAL SEWER			\$28,256.00
**** Water ****				
59	6" PVC Watermain	320 LF	9.90	3,168.00
60	4" PVC Watermain	260 LF	8.10	2,106.00
61	2" SDR21 PVC Watermain	0 LF	7.00	0.00
62	16x6" Tapping Sleeve and Valve	1 EA	3,950.00	3,950.00
63	6" Joint Restraints	5 EA	135.00	675.00
64	4" Joint Restraints	6 EA	122.50	735.00
65	2" Joint Restraints	0 EA	66.00	0.00
66	6" Gate Valve	1 EA	786.00	786.00
67	4" Gate Valve	1 EA	555.00	555.00
68	Valve Boxes	2 EA	240.00	480.00
69	Fire Hydrant	1 EA	1,560.00	1,560.00

Exhibit "B"

VALLENCOURT CONSTRUCTION CO., INC.
Sixmile Creek North Parcel 4 – Final Pricing

70	6" MJ 45 Bend	1 EA	310.00	310.00
71	6" MJ Tee	1 EA	630.00	630.00
72	6x4" MJ Reducer	1 EA	300.00	300.00
73	4x2" Tap Cap	1 EA	130.00	130.00
74	4" 11.25 Bend	3 EA	205.00	615.00
75	4" 22.5 Bend	1 EA	205.00	205.00
76	4" 45	1 EA	200.00	200.00
77	Sample Point	1 EA	250.00	250.00
78	2" Flushing Hyd	1 EA	764.00	764.00
79	Double Water Services	3 EA	500.00	1,500.00
80	Single Water Service	1 EA	275.00	275.00
81	Pressure Test	1 LS	3,020.00	3,020.00
	SUBTOTAL Water			\$22,214.00
82	Surveying/Asbuilts for Water and Sewer	1 LS	3,300.00	3,300.00
	SUBTOTAL Water & Sewer As-Builts			\$3,300.00
				\$53,770.00



P.O. Box 65849 • ORANGE PARK, FLORIDA 32065 • TELEPHONE (904) 291-9330 • FAX (904) 291-4922

Mike Valencourt, President

F.E. Valencourt, Senior Vice President

WAIVER AND RELEASE OF LIEN

The undersigned lienor, in consideration of the sum of \$53,770.00, hereby waives and releases its lien and right to claim a lien including all claims, change orders or demands whatsoever for labor, services, or materials furnished through February 14, 2003 to Davidson Development on the job of Six Mile Creek North Parcel 4 Utilities (Water Distribution & Sanitary sewer) to the following described property:

Tract 4A
Saint Johns
Six Mile Creek North, Unit 1
Map Book 37, Pages 21 to 44

The waiver and release does not cover any labor, services, or materials furnished after the date specified. The undersigned represents that he/she is an authorized agent of lienor and has authority to execute this Waiver and Release of Lien on behalf of Lienor.

Dated on February 14, 2003

Lienor's Name Valencourt Construction Co., Inc.

Address P.O. Box 65849, Orange Park, FL 32065

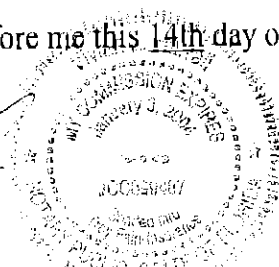
Phone (904)291-9330

By Francis R. Valencourt
Francis R. Valencourt, V.P.

State of Florida
County of Clay

Sworn to and subscribed before me this 14th day of February, 2003.

[Signature]
Notary



Fifty Years of Service to Jacksonville

BROOM, MOODY, JOHNSON & GRAINGER, INC.
REAL ESTATE APPRAISERS - CONSULTANTS
TELEPHONE (904) 296-3000
FAX (904) 296-8722

RONALD K. MOODY, MAI, SRA
ST. CERT. GEN. REA RZ0000864
FAHLEY J. GRAINGER, MAI
ST. CERT. GEN. REA RZ0000859
JAMES TORO II, MAI, SRA
ST. CERT. GEN. REA RZ0001291

March 26, 2003

Mr. Ed Gill
Davidson Development
101 E. Townplace, Suite 200
St. Augustine, Florida 32092

RE: Utility Easement Appraisal in Unit 1, Parcel 4, Tract 4A, located off Oakridge Trail in Six Mile Creek North, St. Johns County, Florida.

Dear Mr. Gill:

As requested, we have performed a **complete appraisal, summary report** of a 30 foot utility easement (sanitary sewer) for Unit 1, Parcel 4, Tract 4A located off Oakridge Trail in Six Mile Creek North in St. Johns County, Florida. The value estimate contained herein reflects our opinion of market value of the easement as of March 25, 2003, as legally described in the appraisal that follows.

The **complete appraisal, summary report** will describe the subject property, its general neighborhood environment and influences, the method of approach to the valuation problem and contains data gathered in the investigation for this assignment. The appraisal report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it may not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraisers are not responsible for unauthorized use of this report.

This appraisal assignment was not made, nor was the appraisal rendered on the basis of a requested minimum valuation, specific valuation, or an amount, which would result in approval of a loan.

The highest and best use analysis of the subject property and the valuation estimates contained in this report are subject to the legal limitations of the land use identified herein. Furthermore, unless otherwise stated, it is assumed that the subject conforms to current zoning and land use requirements and complies with the Comprehensive Land Planning Act of St. Johns County.

Mr. Ed Gill
March 26, 2003
Page Two

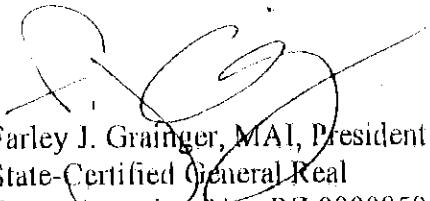
Subject to the assumptions and limiting conditions and definition of market value as set forth in the **complete appraisal, summary report**, our opinion of the estimated market value of the easement interest of the property legally described herein, as of March 25, 2003, is as follows;

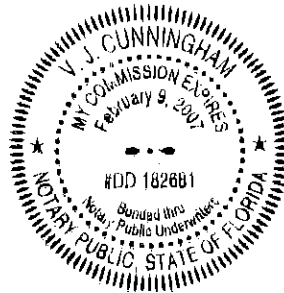
ONE THOUSAND DOLLARS
(\$1,000)

Thank you for the opportunity to have been of service to you in this matter.

Respectfully submitted,

BROOM, MOODY, JOHNSON & GRAINGER, INC.


Farley J. Grainger, MAI, President
State-Certified General Real
Estate Appraiser No. RZ 0000859
FJG/lb/38569



VJ Cunningham
March 28, 2003
DD 182681



ST. JOHNS COUNTY
UTILITY DEPARTMENT
2175 Mizell Road
P.O. Drawer 3006
St. Augustine, Florida 32085-3006

I N T E R O F F I C E M E M O R A N D U M

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Herbert A. Van Der Marck
Construction Manager of Utilities
SUBJECT: "Easement for Utilities" Six Mile Creek North, Parcel 4
DATE: June 24, 2003

A handwritten signature in black ink, appearing to read "H. Van Der Marck", is written over the "FROM" line of the memorandum.

Please find attached the executed Easement For Utilities and Bill of Sale documents, for the above mentioned subject development.

Also enclosed, are the schedule of utility construction values and utility easement appraisal report. These easements are for water and sewer collection lines which were installed in accordance with the St. Johns County manual of Water and Wastewater Design Standards/Specifications and approved by the Florida Department of Environmental Protection for services. The attached documents have been reviewed and approved by the St. Johns County Utility Department.

Please present the easement documents to the Board of County Commissioners for final approval and acceptance.

After acceptance by BCC, please provide the utility department with a copy of the Executed Resolution and a recorded copy of the Easement for Utilities and Bill of Sale for our files.

Your support and cooperation as always are greatly appreciated.