

RESOLUTION NO. 2019- 171

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST JOHNS COUNTY, FLORIDA, ACCEPTING TWO FINAL RELEASES OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE BANNON LAKES PUD PHASE 1 – DURAN DRIVE LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit “A” incorporated by reference and made a part hereof, associated with the sewer system to serve Bannon Lakes PUD Phase 1 – Duran Drive located off International Golf Parkway; and

WHEREAS, Bannon Lakes Community Development District, has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit “B” incorporated by reference and made a part hereof, conveying all personal property associated with the water, sewer and reuse systems to serve Bannon Lakes PUD Phase 1 – Duran Drive located off International Golf Parkway; and

WHEREAS, Vallencourt Construction Company, Inc., a Florida corporation, has executed and presented to the County two Final Releases of Lien and a Warranty for work performed at Bannon Lakes PUD Phase 1 – Duran Drive, attached hereto as Exhibits “C”, “D” and “E”, incorporated by reference and made a part hereof; and

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

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

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

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

Section 3. To the extent that there are typographical, scrivener's or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

PASSED AND ADOPTED this 21st day of May, 2019.

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

By: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

Sam Halterman
Deputy Clerk

RENDITION DATE 5/23/19



Exhibit "A" to Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT is executed and given this 12th day of October, 2018, by **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, with an address of 790 NW 107th Avenue, Suite 400, Miami, Florida 33172, hereinafter called "Grantor," to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called "Grantee".

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, 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 gravity sewer collection system 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 to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove driveway and landscaping improvements; 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. GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain 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.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall restore any 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 in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. At such time as the Easement Area is platted by Grantor or Grantor's successors and assigns and the dedication thereof to St. Johns County, Florida, for the construction, operation, and maintenance of Utility Lines and Associated Equipment is accepted by St. Johns County, the easements hereby granted upon, over, and across the Easement Property shall terminate.

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

6. 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.

WITNESSES:

[Signature]
(Sign on this line.)
Kevin E. Lancaster
(Print name legibly on this line.)

[Signature]
(Sign on this line.)
Margaret Shults
(Print name legibly on this line.)

GRANTOR:

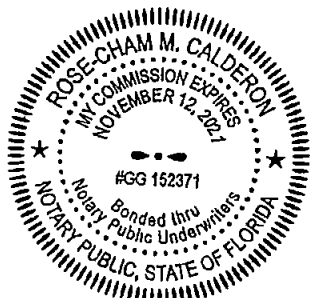
RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

By: [Signature]
Name: Kevin Lancaster
Title: Authorized Signatory

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
Palm Beach

The foregoing instrument was sworn to and subscribed before me this 12th day of October, 2018, by Kevin M. Lancaster as Authorized Signer of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced FLDL as identification.



[Signature]
(Sign on this line)
ROSE-CHAM M CALDERON
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida
COMMISSION NO.: GG152371
EXPIRATION DATE: 11/12/2021

(SEAL)

MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NINE MILE ROAD, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, DATED 9-15-89, ALSO BEING THE NORTHERLY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1059, PG. 1524 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA WITH THE EASTERLY LINE OF PARKLAND TRAIL, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY AND NORTHEASTERLY LINES OF SAID PARKLAND TRAIL, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1; NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2; NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3; NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 303.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°17'26" WEST, 295.64 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°10'11" EAST, 32.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 240.83 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 391.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°36'59" EAST, 383.00 FEET TO POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 36.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°09'06" EAST, 33.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°05'00" WEST, 22.57 FEET; THENCE NORTH 89°55'00" EAST, 60.04 FEET; THENCE SOUTH 00°05'00" EAST, 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°03'10" EAST, 35.34 FEET; THENCE SOUTH 89°58'40" WEST, 54.99 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 52.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°10'56" WEST, 52.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,951 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	240.83'	N42°50'45"E
L2	22.57'	N00°05'00"W
L3	60.04'	N89°55'00"E
L4	20.00'	S00°05'00"E
L5	54.99'	S89°58'40"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	35.19'	25.00'	80°38'53"	32.36'	N83°10'11"E
C2	391.51'	540.00'	41°32'27"	383.00'	N63°36'59"E
C3	36.86'	25.00'	84°28'13"	33.61'	N42°09'06"E
C4	39.24'	25.00'	89°56'19"	35.34'	S45°03'10"E
C5	52.70'	540.00'	5°35'28"	52.67'	S87°10'56"W

SHEET 2 OF 2

JOB NO. 2018-502
 DRAFTER MJC
 DATE 6-26-18
 SCALE 1"=300'
 CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

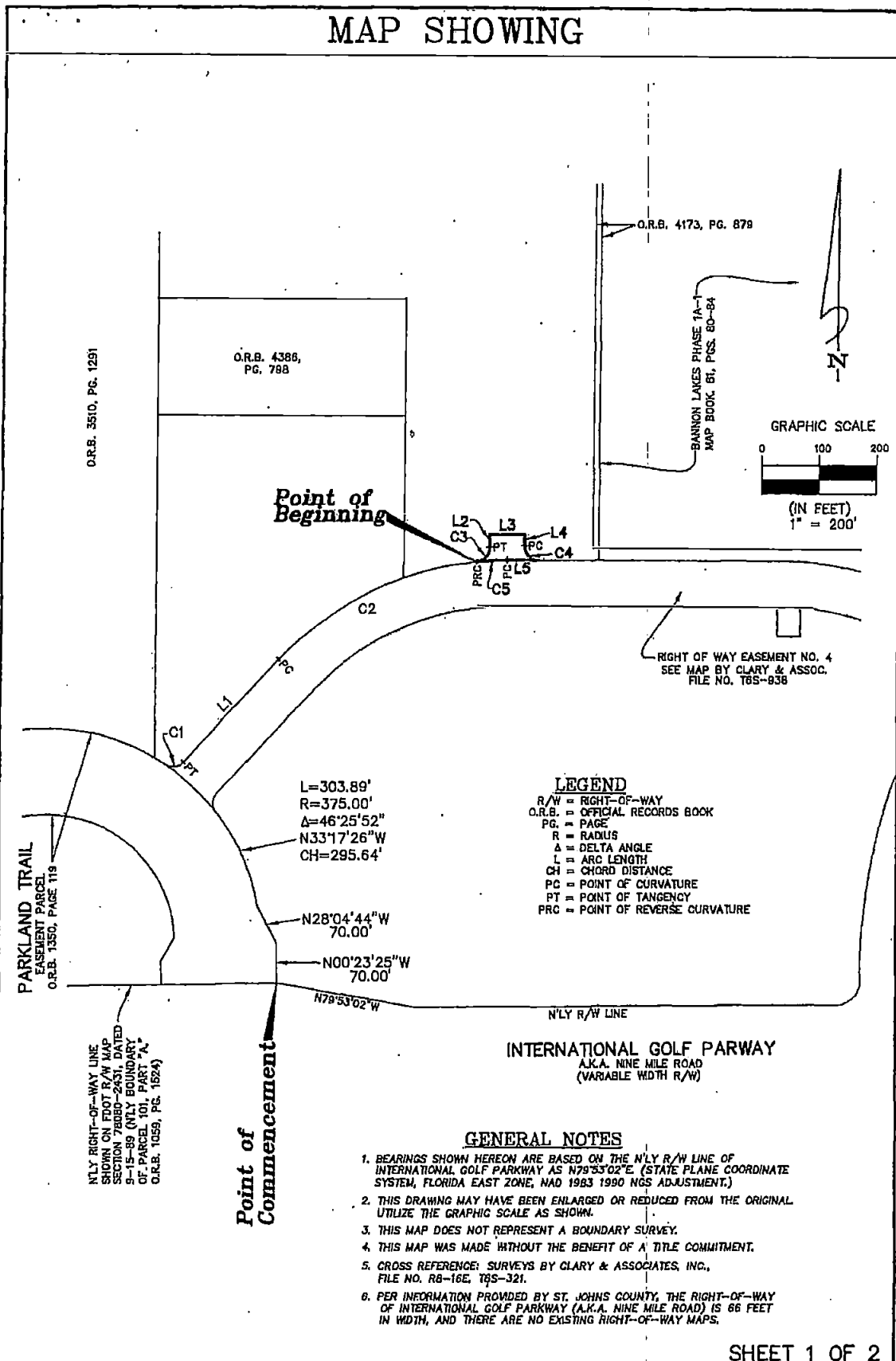
THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE).

[Signature]
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377



Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
 WWW.CLARYASSOC.COM

MAP SHOWING



SHEET 1 OF 2

JOB NO. 2018-502
 DRAFTER MJC
 DATE 6-26-18
 SCALE 1"=300'
 CHECKED BY *VS*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Gregory B. Clary
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

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Exhibit "B" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

Bannon Lakes PUD Phase 1 – Duran Drive

Bannon Lakes Community Development District, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

Bannon Lakes PUD Phase 1 – Duran Drive

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

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 7th of January, 2019

WITNESS:

Margaret Shultis
Witness Signature

Margaret Shultis
Print Witness Name

OWNER:

Arthur E. Lancaster, Chairman
Owner's Signature

Arthur E. Lancaster
Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 7 day of January, 2019, by _____ who is personally known to me or has produced _____ as identification.

Notary Public  MARGARETA. SHULTIS
Commission # GG 204783
Expires April 8, 2022
Bonded Thru Troy Palm Insurance 888-888-7019

Exhibit "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Bannon Lakes PUD Phase 1- Duran Drive
 Contractor: Vallencourt Construction Company Inc.
 Developer: RREF III-P-EP Bannon Lakes JV, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" HDPE	LF	40	\$ 209.00	\$ 8,360.06
6" DR18 PVC	LF	60	\$ 38.16	\$ 2,289.84
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 2,598.79	\$ 2,598.79
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Flushing Hydrant	Ea	1	\$ 3,219.46	\$ 3,219.46
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost				\$ 16,468.15



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes PUD Phase 1 - Duran Drive
 Contractor: Vallencourt Construction Company Inc.
 Developer: RREF III-P-EP Bannon Lakes JV, LLC

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
	10" HDPE	LF	40	\$ 142.60	\$ 5,704.00
	10" DR18 PVC	LF	1339	\$ 41.91	\$ 56,113.06
					\$ -
					\$ -
					\$ -
					\$ -
	10" Gate Valve	EA	1	\$ 3,133.09	\$ 3,133.09
	8" Gate Valve	EA	3	\$ 2,048.48	\$ 6,145.43
	6" Gate Valve	EA	2	\$ 1,356.39	\$ 2,712.77
					\$ -
					\$ -
					\$ -
	Fire Hydrant	EA	2	\$ 3,541.22	\$ 7,082.44
	2" Flushing Hydrant	EA	3	\$ 2,257.63	\$ 6,772.90
					\$ -
					\$ -
					\$ -
					\$ -
Total Water System Cost					\$ 87,663.73



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes PUD Phase 1 - Duran Drive
 Contractor: Vallencourt Construction Company Inc.
 Developer: RREF III-P-EP Bannon Lakes JV, LLC

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	LF	861	\$ 50.32	\$ 43,321.26
10" SDR 26 PVC	LF	477	\$ 66.67	\$ 31,800.37
				\$ -
				\$ -
Laterals (Size and Type)				
				\$ -
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
8-10' Deep	EA	1	\$ 5,383.71	\$ 5,383.71
12-14' Deep	EA	1	\$ 7,787.51	\$ 7,787.51
Lined 10-12 Deep	EA	2	\$ 14,439.16	\$ 28,878.32
Lined 12-14 Deep	EA	1	\$ 15,286.97	\$ 15,286.97
Line 14-16 Deep	EA	1	\$ 16,026.60	\$ 16,026.60
				\$ -
				\$ -
Lift Station				
Mechanical Equipment	LS			\$ -
Process Piping	LS			\$ -
Process Structure	LS			\$ -
Process Electrical Equipment	LS			\$ -
Other Improvements	LS			\$ -
Total Sewer System Cost				\$ 148,484.74

Exhibit "C" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$104,131.88 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 12-10-18 to RREF III-P-EP Bannock Lakes JV, LLC, to the following described property:

Bannock Lakes PUD Phase 1 - Duran Drive

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

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 10th of Dec, 2018.

WITNESS:

[Signature]
Witness Signature

STAN BATES
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

J. Daniel Vallencourt
Print Lienor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 10th day of December, 2018, by J. Daniel Vallencourt who is personally known to me or has produced _____ as identification.



[Signature]
Notary Public

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Bannon Lakes PUD Phase 1- Duran Drive
Contractor:	Vallencourt Construction Company Inc.
Developer:	RREF III-P-EP Bannon Lakes JV, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" HDPE	LF	40	\$ 209.00	\$ 8,360.06
6" DR18 PVC	LF	60	\$ 38.16	\$ 2,289.84
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 2,598.79	\$ 2,598.79
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Flushing Hydrant	Ea	1	\$ 3,219.46	\$ 3,219.46
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	16,468.15

Exhibit "D" to Resolution



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$148,484.74 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 10-30-18 to RREF III-P-EP Bannon Lakes JV, LLC. to the following described property:

Bannon Lakes PUD Phase 1 - Duran Drive

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

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 30th of Oct, 2018.

WITNESS:

[Signature]
Witness Signature

Bradley Margnet
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

J. Daniel Vallen-court
Print Lienor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 30th day of October, 2018, by J. Daniel Vallen-court who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public



BEVERLY SIKES
Commission # GG 182491
Expires February 27, 2022
Bonded Thru Budget Notary Services



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes PUD Phase 1 - Duran Drive
 Contractor: Vallencourt Construction Company Inc.
 Developer: RREF III-P-EP Bannon Lakes JV, LLC

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Sewer Valves (Size and Type)				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC	LF	861	\$ 50.32	\$ 43,321.26
10" SDR 26 PVC	LF	477	\$ 66.67	\$ 31,800.37
				\$ -
				\$ -
Laterals (Size and Type)				
				\$ -
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
8-10' Deep	EA	1	\$ 5,383.71	\$ 5,383.71
12-14' Deep	EA	1	\$ 7,787.51	\$ 7,787.51
Lined 10-12 Deep	EA	2	\$ 14,439.16	\$ 28,878.32
Lined 12-14 Deep	EA	1	\$ 15,286.97	\$ 15,286.97
Line 14-16 Deep	EA	1	\$ 16,026.60	\$ 16,026.60
				\$ -
				\$ -
Lift Station				
Mechanical Equipment	LS			\$ -
Process Piping	LS			\$ -
Process Structure	LS			\$ -
Process Electrical Equipment	LS			\$ -
Other Improvements	LS			\$ -
Total Sewer System Cost				\$ 148,484.74

Exhibit "E" to Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: 10-30-18

Project Title: Bannon Lakes PUD Phase 1 -
Duran Drive
St. Johns County, Florida

FROM: Vallencourt Construction
449 Center Street
Green Cove Springs, Fl 32043

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

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

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

Contractor:

[Signature]
Contractor's Signature

J. Daniel Vallencourt
Print Contractor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 30th day of October, 2018, by J. Daniel Vallencourt who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public



BEVERLY SIKES
Commission # GG 182491
Expires February 27, 2022
Bonded Thru Budget Notary Services

Exhibit "F" to Resolution



St. Johns County Board of County Commissioners

Utility Department

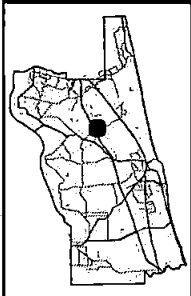
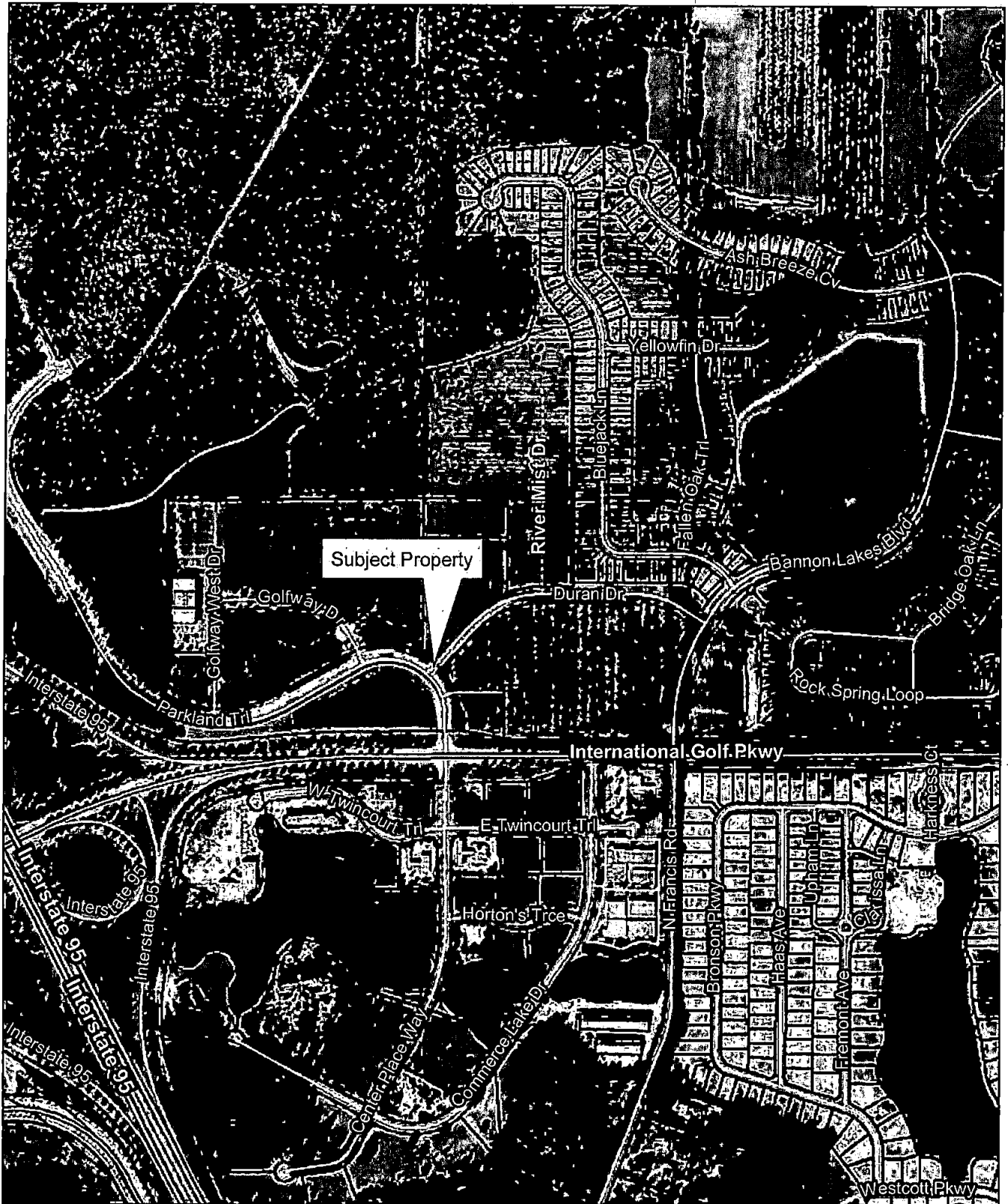
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Bannon Lakes PUD Phase 1 – Duran Drive
DATE: April 26, 2019

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Bannon Lakes PUD Phase 1 – Duran Drive.

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

Your support and cooperation as always are greatly appreciated.



2016 Aerial Imagery

0 160 320 640
Feet

Date: 4/29/2019

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

Bannan Lakes PUD Phase 1 - Duran Drive

Land Management Systems Real Estate Division
(904) 209-0782

Disclaimer:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

