

RESOLUTION NO. 2022- 315

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, A FINAL RELEASE OF LIEN, AND A WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE THE PRESERVE AT BANNON LAKES PHASE 2B LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, RREF III-P-EP Aragon Investments, LLC, a Delaware limited liability company, has executed and presented to the County an Easement for Utilities associated with the water and sewer systems to serve The Preserve at Bannon Lakes Phase 2B located off International Golf Parkway, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Pulte Homes Company, LLC, a Michigan limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water, sewer and reuse systems to serve The Preserve at Bannon Lakes Phase 2B, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, Vallencourt Construction Co, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at The Preserve at Bannon Lakes Phase 2B, attached hereto as Exhibits “C” and “D”, 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 “E”, 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 Release 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 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 Circuit Court is instructed to record the original Easement for Utilities, and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 6th day of September, 2022.

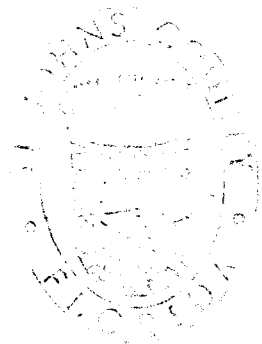
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: Henry Dean
Henry Dean, Chair

ATTEST: Brandon J. Patty, Clerk of the
Circuit Court & Comptroller

Pam Halterman
Deputy Clerk

Rendition Date 9/8/22



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 19th day of May, 2022 by **RREF III-P-EP ARAGON INVESTMENTS, LLC** with an address of 200 South Biscayne Boulevard, Suite 3550, Miami, Florida 33131 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 FL 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 water distribution system & 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** 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; 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. (a) WATER SYSTEM - 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.

(b) GRAVITY SEWER SYSTEM - 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.

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 surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent

permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding 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.

[signature page follows]

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:

Dawn Michelle Eastman

(Sign on this line.)
Dawn Michelle Eastman
(Print name legibly on this line.)

MUSTOUT

(Sign on this line.)
MARIA V. STOUT
(Print name legibly on this line.)

RREF III-P-EP ARAGON INVESTMENTS, LLC, a Delaware limited liability company

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

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

By: [Signature]
Name: Will Stout
Title: SVP

STATE OF California)
~~FLORIDA~~ me)
COUNTY OF San Diego)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25 day of May, 2022, by Will Stout, as SVP 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, as Sole Member of **RREF III-P-EP ARAGON INVESTMENTS, LLC**, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced drivers license as identification.

Dawn Michelle Eastman
(Sign on this line)
Dawn Michelle Eastman
(Legibly print name on this line)

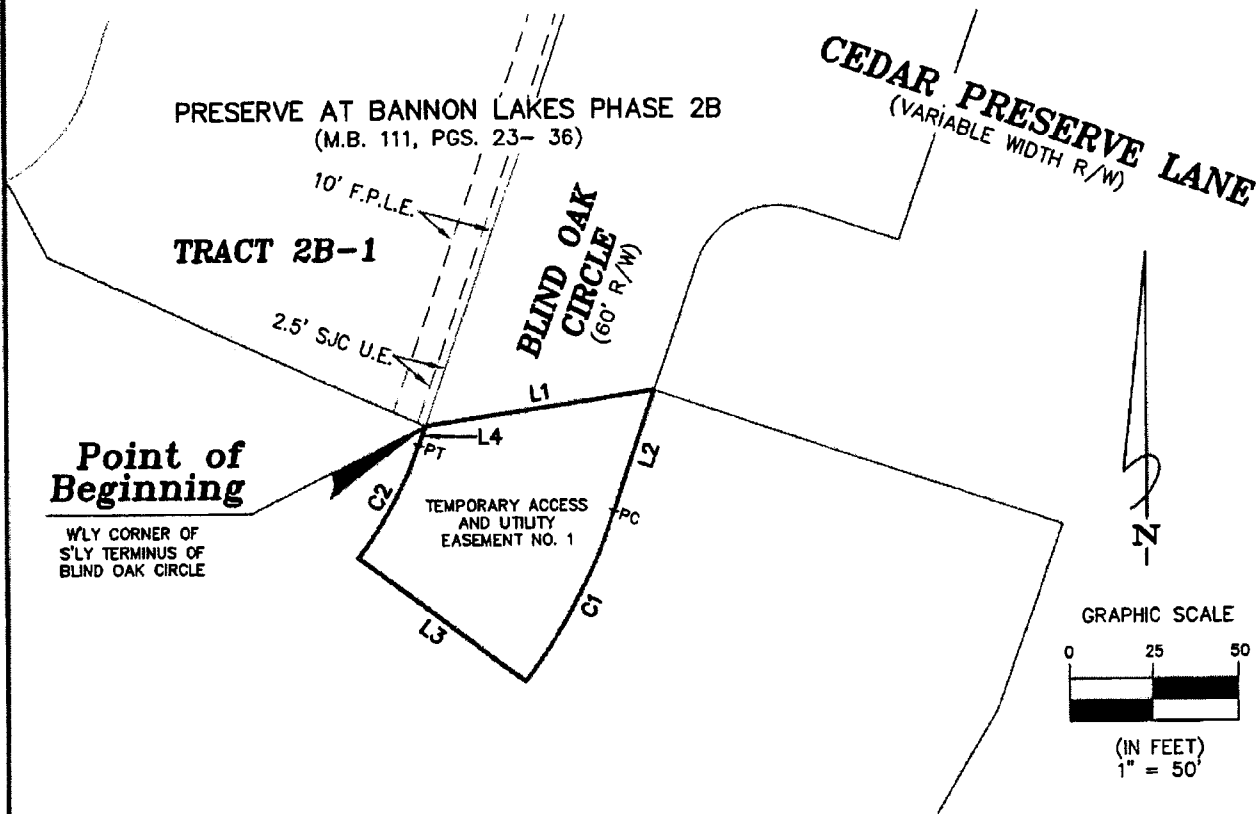


NOTARY PUBLIC, State of California
COMMISSION NO.: 2325728
EXPIRATION DATE: 03/29/2024
(SEAL)

Exhibit "A"
Easement Area

MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY TERMINUS OF BLIND OAK CIRCLE, AS N81°19'30"E, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1990 NGS ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

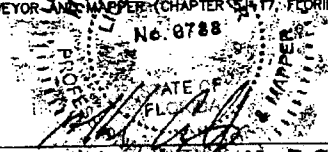
- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- PGS. = PAGE(S)
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- SJC U.E. = ST. JOHNS COUNTY UTILITY EASEMENT
- FPLE = FLORIDA POWER & LIGHT EASEMENT

TEMPORARY ACCESS AND UTILITY EASEMENT NO. 1

JOB NO. 2022-448-1
 DRAFTER EJC
 DATE 05/19/22
 SCALE 1"=50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-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 5J-17, FLORIDA ADMINISTRATIVE CODE).



SHEET 1 OF 2

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

CHECKED BY: MICHAEL J. COLLYGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

TEMPORARY ACCESS AND UTILITY EASEMENT NO. 1

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

BEGIN AT THE WESTERLY CORNER OF THE SOUTHERLY TERMINUS OF BLIND OAK CIRCLE, A 60 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF PRESERVE AT BANNON LAKES PHASE 2B, AS RECORDED IN MAP BOOK 111, PAGES 23 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 81°19'30" EAST, ALONG SAID SOUTHERLY TERMINUS OF BLIND OAK CIRCLE, 67.64 FEET; THENCE SOUTH 18°49'07" WEST, 37.15 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 56.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°04'25" WEST, 56.29 FEET; THENCE NORTH 52°40'17" WEST, 60.00 FEET; TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 115.00 FEET, AN ARC DISTANCE OF 37.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°04'25" EAST, 36.99 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°49'07" EAST, 5.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.09 ACRES OR 4,103 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°19'30"E	67.64'
L2	S18°49'07"W	37.15'
L3	N52°40'17"W	60.00'
L4	N18°49'07"E	5.92'

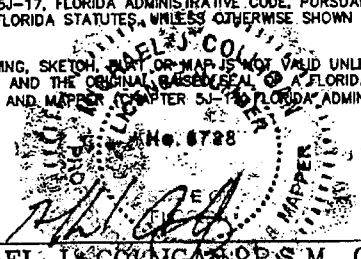
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	175.00'	56.54'	18°30'37"	S28°04'25"W	56.29'
C2	115.00'	37.15'	18°30'37"	N28°04'25"E	36.99'

TEMPORARY ACCESS AND UTILITY EASEMENT NO. 1

JOB NO. 2022-448-1
 DRAFTER EJC
 DATE 05/19/22
 SCALE 1"=50'

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SHEET 2 OF 2

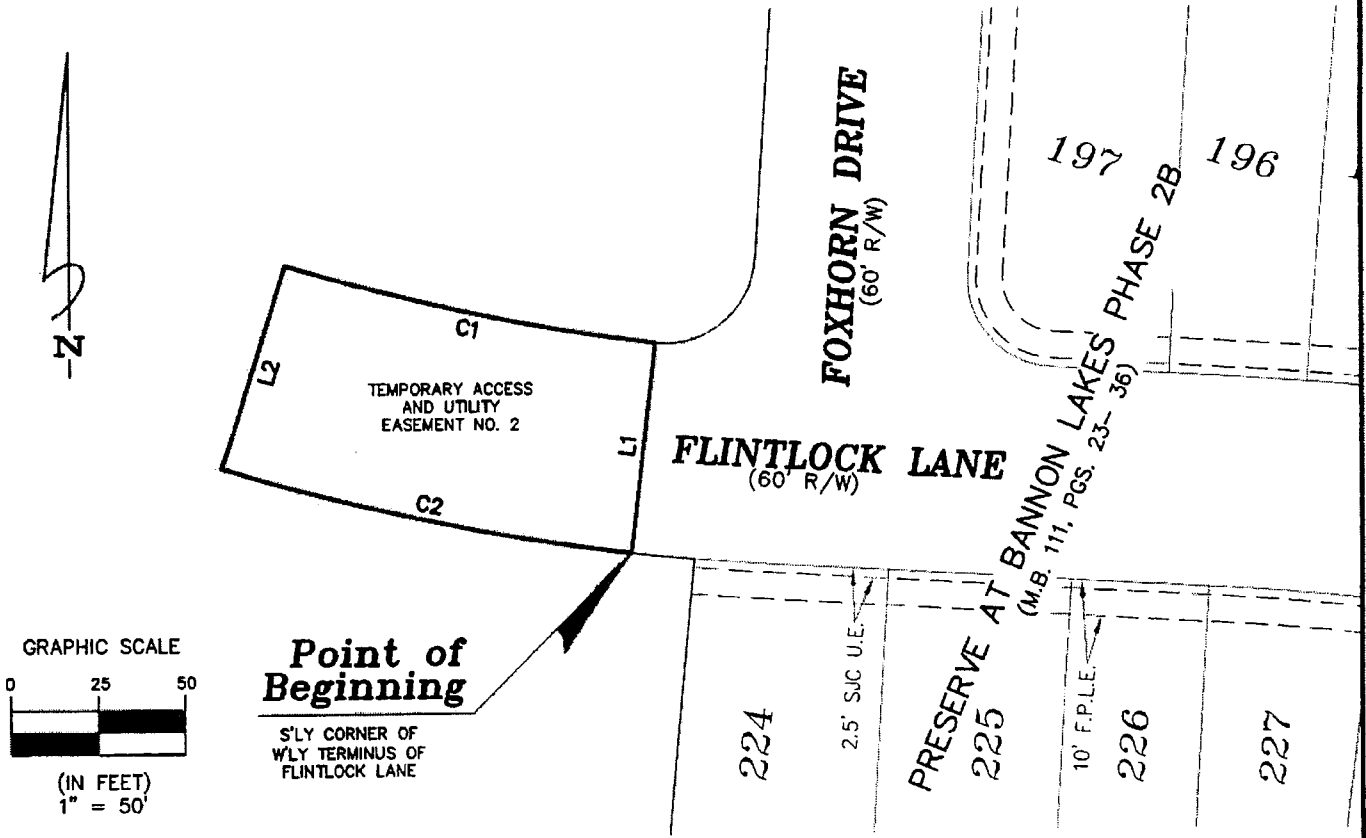


CHECKED BY:

MICHAEL J. COLINAS, P.S.M. CERT. NO. 6788

MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



GENERAL NOTES

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4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

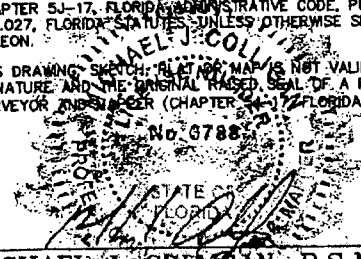
- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- PGS. = PAGE(S)
- SJC U.E. = ST. JOHNS COUNTY UTILITY EASEMENT
- FPLE = FLORIDA POWER & LIGHT EASEMENT

TEMPORARY ACCESS AND UTILITY EASEMENT NO. 2

JOB NO. 2022-448-2
 DRAFTER EJC
 DATE 05/19/22
 SCALE 1"=50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES UNLESS OTHERWISE SHOWN AND STATED HEREON.

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SHEET 1 OF 2

Clary & Associates
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CHECKED BY:

MICHAEL J. COLMAN, P.S.M. CERT. NO. 6788

MAP SHOWING

TEMPORARY ACCESS AND UTILITY EASEMENT NO. 2

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

BEGIN AT THE SOUTHERLY CORNER OF THE WESTERLY TERMINUS OF FLINTLOCK LANE, A 60 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF PRESERVE AT BANNON LAKES PHASE 2B, AS RECORDED IN MAP BOOK 111, PAGES 23 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 06°46'30" EAST, ALONG SAID WESTERLY TERMINUS OF FLINTLOCK LANE, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 580.00 FEET, AN ARC DISTANCE OF 107.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'52" WEST, 107.36 FEET; THENCE SOUTH 17°23'47" WEST, 60.00 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 640.00 FEET, AN ARC DISTANCE OF 118.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°54'52" EAST, 118.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.16 ACRES OR 6785 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N06°46'30"E	60.00'
L2	S17°23'47"W	60.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	580.00'	107.52'	10°37'17"	N77°54'52"W	107.36'
C2	640.00'	118.64'	10°37'17"	S77°54'52"E	118.47'

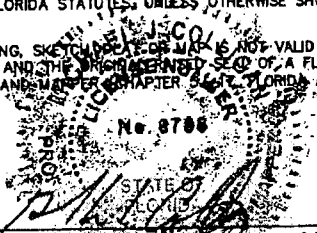
TEMPORARY ACCESS AND UTILITY EASEMENT NO. 2

SHEET 2 OF 2

JOB NO. 2022-448-2
 DRAFTER EJC
 DATE 05/19/22
 SCALE 1"=50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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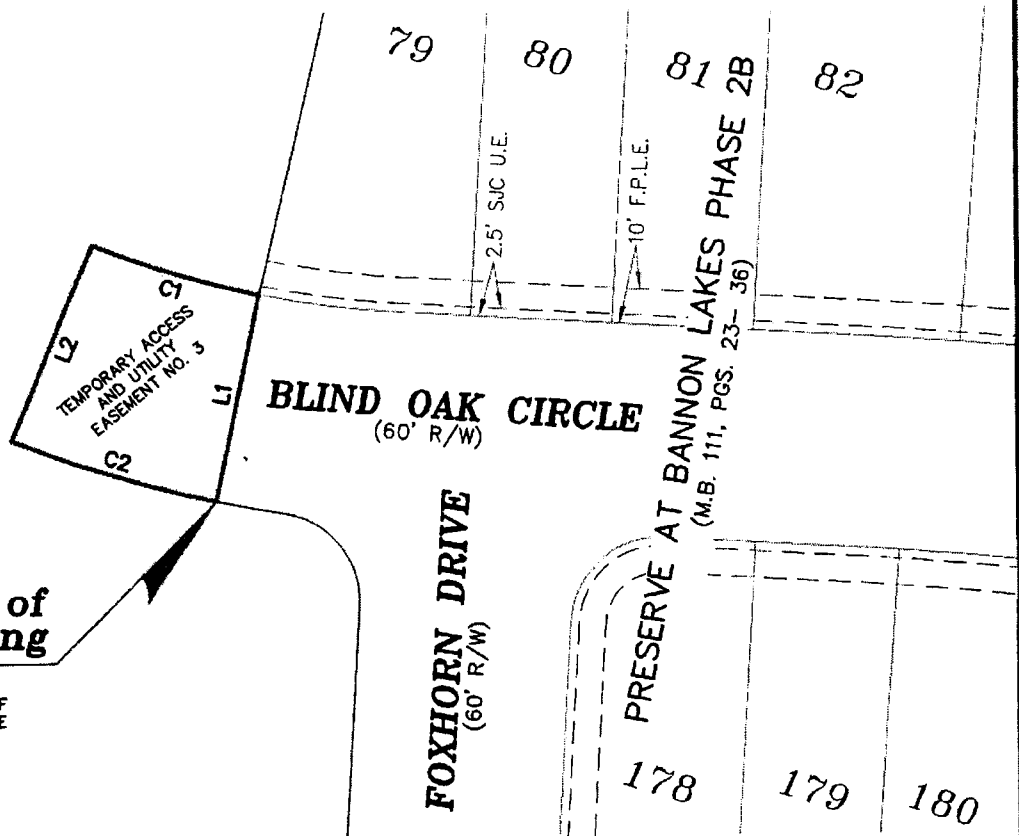
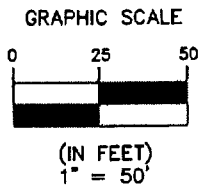


CHECKED BY:

MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



Point of Beginning

S'LY CORNER OF
W'LY TERMINUS OF
BLIND OAK CIRCLE

GENERAL NOTES

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4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

R/W	=	RIGHT OF WAY
M.B.	=	MAP BOOK
PGS.	=	PAGE(S)
SJC U.E.	=	ST. JOHNS COUNTY UTILITY EASEMENT
FPLE	=	FLORIDA POWER & LIGHT EASEMENT

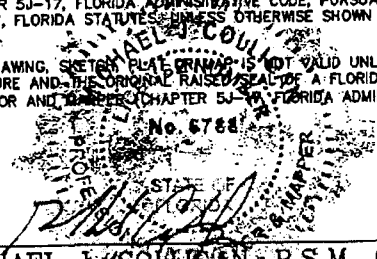
TEMPORARY ACCESS AND UTILITY EASEMENT NO. 3

SHEET 1 OF 2

JOB NO. 2022-448-3
 DRAFTER EJC
 DATE 05/19/22
 SCALE 1"=50'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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CHECKED BY:

MICHAEL J. COLLICAN, P.S.M. CERT. NO. 6788

MAP SHOWING

TEMPORARY ACCESS AND UTILITY EASEMENT NO. 3

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

BEGIN AT THE SOUTHERLY CORNER OF THE WESTERLY TERMINUS OF BLIND OAK CIRCLE, A 60 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF PRESERVE AT BANNON LAKES PHASE 2B, AS RECORDED IN MAP BOOK 111, PAGES 23 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 12°04'03" EAST, ALONG SAID WESTERLY TERMINUS OF BLIND OAK CIRCLE, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 49.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°43'14" WEST, 49.05 FEET; THENCE SOUTH 22°29'29" WEST, 60.00 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 330.00 FEET, AN ARC DISTANCE OF 60.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°43'14" EAST, 59.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.08 ACRES OR 3275 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°04'03"E	60.00'
L2	S22°29'29"W	60.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	270.00'	49.12'	10°25'26"	N72°43'14"W	49.05'
C2	330.00'	60.04'	10°25'26"	S72°43'14"E	59.95'

TEMPORARY ACCESS AND UTILITY EASEMENT NO. 3

JOB NO. 2022-448-3

DRAFTER EJC

DATE 05/19/22

SCALE 1"=50'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 59-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES UNLESS OTHERWISE SHOWN AND STATED HEREON.

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STATE OF FLORIDA

MICHAEL J. CONIGAN, P.S.M. CERT. NO. 6788

SHEET 2 OF 2



Exhibit "B"
Ingress/Egress

TEMPORARY ACCESS AND UTILITY EASEMENT NO. 2

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

BEGIN AT THE SOUTHERLY CORNER OF THE WESTERLY TERMINUS OF FLINTLOCK LANE, A 60 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF PRESERVE AT BANNON LAKES PHASE 2B, AS RECORDED IN MAP BOOK 111, PAGES 23 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 06°46'30" EAST, ALONG SAID WESTERLY TERMINUS OF FLINTLOCK LANE, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 580.00 FEET, AN ARC DISTANCE OF 107.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°54'52" WEST, 107.36 FEET; THENCE SOUTH 17°23'47" WEST, 60.00 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 640.00 FEET, AN ARC DISTANCE OF 118.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°54'52" EAST, 118.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.16 ACRES OR 6785 SQUARE FEET, MORE OR LESS.

TEMPORARY ACCESS AND UTILITY EASEMENT NO. 3

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

BEGIN AT THE SOUTHERLY CORNER OF THE WESTERLY TERMINUS OF BLIND OAK CIRCLE, A 60 FOOT RIGHT OF WAY, AS SHOWN ON THE PLAT OF PRESERVE AT BANNON LAKES PHASE 2B, AS RECORDED IN MAP BOOK 111, PAGES 23 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 12°04'03" EAST, ALONG SAID WESTERLY TERMINUS OF BLIND OAK CIRCLE, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 49.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°43'14" WEST, 49.05 FEET; THENCE SOUTH 22°29'29" WEST, 60.00 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 330.00 FEET, AN ARC DISTANCE OF 60.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°43'14" EAST, 59.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.08 ACRES OR 3275 SQUARE FEET, MORE OR LESS.



BILL OF SALE
UTILITY IMPROVEMENTS
for

The Preserve at Bannan Lakes - Phase 2B

Pulte Home Company, LLC, (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:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR The Preserve at Bannan Lakes - Phase 2B"

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 6th of April, 2022

WITNESS:

[Signature]
Witness Signature

FANCIE M. LEWIS
Print Witness Name

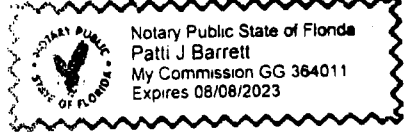
OWNER:

[Signature]
Owner's Signature

David Crosby
Print Owner's Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of April, 2022, by David Crosby as Director of Land Development for Pulte Home Company LLC



[Signature]
Notary Public
My Commission Expires: 8/08/2023

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to Bill of Sale



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Phase 2B

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	10" DR18 PVC	LF	390	\$ 62.14	\$ 24,234.60
	8" DR18 PVC	LF	70	\$ 55.35	\$ 3,874.50
	6" DR18 PVC	LF	3360	\$ 41.05	\$ 137,928.00
	4" DR18 PVC	LF	520	\$ 28.59	\$ 14,866.80
	8" HDPE	LF	235	\$ 39.40	\$ 9,259.00
					\$ -
(1)	Water Valves (Size and Type)				
	10" Gate Valve	EA	1	\$ 2,428.50	\$ 2,428.50
	6" Gate Valve	EA	1	\$ 1,155.05	\$ 1,155.05
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
					\$ -
	Flushing Hydrant	EA	7	\$ 1,107.09	\$ 7,749.63
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	87	\$ 772.80	\$ 67,233.60
	Double Water Service	EA	23	\$ 1,000.00	\$ 23,000.00
					\$ -
					\$ -
Total Reuse System Cost					\$ 291,729.68



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Phase 2B

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	12" DR18 PVC	LF	355	\$ 67.74	\$ 24,047.70
	10" DR18 PVC	LF	440	\$ 50.00	\$ 22,000.00
	8" DR18 PVC	LF	3425	\$ 42.00	\$ 143,850.00
	6" DR18 PVC	LF	70	\$ 134.45	\$ 9,411.50
	2" SCH 40 PVC	LF	615	\$ 6.16	\$ 3,788.40
	10" HDPE	LF	205	\$ 69.44	\$ 14,235.20
	12" HDPE	LF	35	\$ 78.06	\$ 2,732.10
					\$ -
(1)	Water Valves (Size and Type)				
	12" Gate Valve	EA	1	\$ 2,911.40	\$ 2,911.40
	8" Gate Valve	EA	15	\$ 1,572.71	\$ 23,590.65
	6" Gate Valve	EA	7	\$ 1,047.76	\$ 7,334.32
	2" Gate Valve	EA	3	\$ 170.53	\$ 511.59
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	7	\$ 2,841.78	\$ 19,892.46
	Flushing Hydrant	EA	7	\$ 1,377.59	\$ 9,643.13
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	65	\$ 800.00	\$ 52,000.00
	Double Water Service	EA	31	\$ 1,000.00	\$ 31,000.00
					\$ -
					\$ -
Total Water System Cost					\$ 366,948.45

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: **Bannon Lakes Phase 2B**

Contractor: **Vallencourt Construction Company Inc.**

Developer: **Pulte**

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
4" PVC DR18	Linear Feet	395	\$ 31.50	\$ 12,442.50
				\$ -
				\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Each	2	\$ 1,030.20	\$ 2,060.40
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
10" SDR 26 PVC	Linear Feet	947	\$ 70.00	\$ 66,290.00
8" SDR 26 PVC	Linear Feet	3212	\$ 50.65	\$ 162,687.80
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	125	\$ 880.99	\$ 110,123.75
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
0-6' Feet Deep	Each	6	\$ 3,651.23	\$ 21,907.38
6-8' Feet Deep	Each	3	\$ 4,281.38	\$ 12,844.14
8-10' Feet Deep	Each	2	\$ 5,054.73	\$ 10,109.46
10-12' Feet Deep	Each	4	\$ 5,054.73	\$ 20,218.92
12-14' Feet Deep	Each	1	\$ 7,036.51	\$ 7,036.51
Lined MH				
				\$ -
0-6' Feet Deep	Each	3	\$ 5,480.69	\$ 16,442.07
6-8' Feet Deep	Each	1	\$ 5,480.69	\$ 5,480.69
8-10' Feet Deep	Each	1	\$ 5,480.69	\$ 5,480.69
10-12' Feet Deep	Each	1	\$ 5,480.69	\$ 5,480.69
8-10' Feet Deep - Drop	Each	1	\$ 10,993.55	\$ 10,993.55
Type B				
				\$ -
				\$ -
Lift Station:				
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Total Sewer System Cost				\$ 469,598.55



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$1,128,276.68 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 03-26-2022 to Pulte Homes to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR The Preserve at Bannon Lakes Phase 2B"

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 15th of March, 2022.

WITNESS:

[Signature]
Witness Signature

Harley K. Moreland III
Print Witness Name

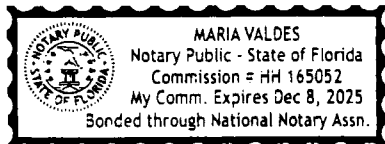
OWNER:

[Signature]
Lienor's Signature

Michael Vallencourt II
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2022, by Michael A. Vallencourt II as Vice President for Vallencourt Construction Co Inc.



Maria Valdes
Notary Public
My Commission Expires: 12/8/25

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to Final Release of Lien



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: Bannon Lakes Phase 2B

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	10" DR18 PVC	LF	390	\$ 62.14	\$ 24,234.60
	8" DR18 PVC	LF	70	\$ 55.35	\$ 3,874.50
	6" DR18 PVC	LF	3360	\$ 41.05	\$ 137,928.00
	4" DR18 PVC	LF	520	\$ 28.59	\$ 14,866.80
	8" HDPE	LF	235	\$ 39.40	\$ 9,259.00
					\$ -
(1)	Water Valves (Size and Type)				
	10" Gate Valve	EA	1	\$ 2,428.50	\$ 2,428.50
	6" Gate Valve	EA	1	\$ 1,155.05	\$ 1,155.05
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
					\$ -
	Flushing Hydrant	EA	7	\$ 1,107.09	\$ 7,749.63
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	87	\$ 772.80	\$ 67,233.60
	Double Water Service	EA	23	\$ 1,000.00	\$ 23,000.00
					\$ -
					\$ -
Total Reuse System Cost					\$ 291,729.68



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: Bannon Lakes Phase 2B

Contractor: Vallencourt Construction Company Inc

Developer: Pulte

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	Water Mains (Size Type & Pipe Class)				
	12" DR18 PVC	LF	355	\$ 67.74	\$ 24,047.70
	10" DR18 PVC	LF	440	\$ 50.00	\$ 22,000.00
	8" DR18 PVC	LF	3425	\$ 42.00	\$ 143,850.00
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	6" Gate Valve	EA	7	\$ 1,047.76	\$ 7,334.32
	2" Gate Valve	EA	3	\$ 170.53	\$ 511.59
					\$ -
					\$ -
(1)	Hydrants Assembly (Size and Type)				
	Fire Hydrant	EA	7	\$ 2,841.78	\$ 19,892.46
	Flushing Hydrant	EA	7	\$ 1,377.59	\$ 9,643.13
					\$ -
					\$ -
(1)	Services (Size and Type)				
	Single Water Service	EA	65	\$ 800.00	\$ 52,000.00
	Double Water Service	EA	31	\$ 1,000.00	\$ 31,000.00
					\$ -
					\$ -
Total Water System Cost					\$ 366,948.45

Note: Asset Type (1) Water Pipeline and Appurteances



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: **Bannon Lakes Phase 2B**

Contractor: **Vallencourt Construction Company Inc.**

Developer: **Pulte**

Item	Unit	Quantity	Unit Cost	Total Cost
Force Mains (Size, Type & Pipe Class)				
4" PVC DR18	Linear Feet	395	\$ 31.50	\$ 12,442.50
				\$ -
				\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Each	2	\$ 1,030.20	\$ 2,060.40
				\$ -
Gravity Mains (Size, Type & Pipe Class)				
10" SDR 26 PVC	Linear Feet	947	\$ 70.00	\$ 66,290.00
8" SDR 26 PVC	Linear Feet	3212	\$ 50.65	\$ 162,687.80
				\$ -
				\$ -
Laterals (Size and Type)				
Sewer Services	Each	125	\$ 880.99	\$ 110,123.75
				\$ -
				\$ -
Manholes (Size and Type)				
Type A				
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10-12' Feet Deep	Each	4	\$ 5,054.73	\$ 20,218.92
12-14' Feet Deep	Each	1	\$ 7,036.51	\$ 7,036.51
Lined MH				
0-6' Feet Deep	Each	3	\$ 5,480.69	\$ 16,442.07
6-8' Feet Deep	Each	1	\$ 5,480.69	\$ 5,480.69
8-10' Feet Deep	Each	1	\$ 5,480.69	\$ 5,480.69
10-12' Feet Deep	Each	1	\$ 5,480.69	\$ 5,480.69
8-10' Feet Deep - Drop	Each	1	\$ 10,993.55	\$ 10,993.55
Type B				
				\$ -
				\$ -
Lift Station:				
				\$ -
				\$ -
				\$ -
				\$ -
Total Sewer System Cost				\$ 469,598.55



WARRANTY
UTILITY IMPROVEMENTS

Date: 03-15-2022
Project Title: The Preserve at Bannock Lakes Phase 2B
St. Johns County, Florida


FROM: Vallencourt Construction Company Inc.
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:



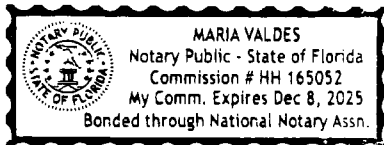
Contractor's Signature


Michael Vallencourt II

Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2022, by Michael A. Vallencourt II as Vice President for Vallencourt Construction Co Inc.





Notary Public
My Commission Expires: 12/8/22

Personally Known or Produced Identification
Type of Identification Produced



St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: The Preserve at Bannon Lakes Phase 2B
DATE: August 11, 2022

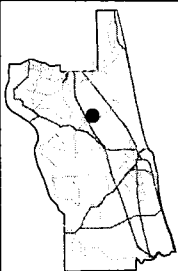
Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of The Preserve at Bannon Lakes Phase 2B.

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.



Utility & Access
Easement areas



Aerial Photography 2021

0 60 120 240
Feet

Date: 8/11/2022

Easement for Utilities,
Bill of Sale, Final Release
of Lien & Warranty

The Preserve at Bannan
Lakes Phase 2B

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 herein.

