RESOLUTION NO. 2017- 181

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING A LIFT STATION SITE, EASEMENTS FOR UTILITIES AND ACCESS, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEM TO SERVE BANNON LAKES PHASE 1, SEGMENT 1, 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 a Special Warranty Deed conveying a lift station site, attached hereto as Exhibit “A,” Easements for Utilities and Access, attached hereto as Exhibit “B,” Exhibit “C,” and Exhibit “D,” and a Bill of Sale and Schedule of Values conveying all personal property associated with the reuse, water and sewer systems, attached hereto as Exhibit “E,” incorporated by reference and made a part hereof, to serve Bannon Lakes Phase 1, Segment 1 located off International Golf Parkway; and

WHEREAS, RREF III-P-EP Oak Forest, LLC, a Delaware limited liability company, has executed and presented to the County an Easement for Utilities to serve Bannon Lakes Phase 1, Segment 1, attached hereto as Exhibit “F,” incorporated by reference and made a part hereof.

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “G,” 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 Special Warranty Deed, Easements for Utilities, and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scriveners 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 Special Warranty Deed and Easements for Utilities and Access, and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this $4$ day of June, 2017.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: ________________________________
   James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Deputy Clerk

RENDITION DATE 6/8/17
EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:

Joel B. Giles, Esquire
Florida Bar No.: 0350591
CARLTON FIELDS JORDEN BURT, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000
(813) 229-4133 (Faximile)
JGiles@carltonfields.com

SPECIAL WARRANTY DEED

Pump Station No. 1
(Clary File: 2016-444)

THIS SPECIAL WARRANTY DEED, dated 24th day of October, 2016 is
by and from RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability
company, whose address is 790 NW 107th Avenue, Suite 400, Miami, Florida 33172,
hereinafter called the Grantor, and 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 the Grantee.

(Whenever used herein the terms “Grantor and Grantee” shall include all of the parties of
this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00 and other valuable
consideration, the receipt whereof is hereby acknowledged, by these presents does grant,
bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain
land situate in the County of St. Johns, State of Florida, being more particularly described
as follows: SEE EXHIBIT "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of
the delivery of this deed, the land was free from all encumbrances made by it, and that it
will warrant and defend the title to the land against the lawful claims of all persons
claiming, by through or under the Grantor, but against none other; provided that this
conveyance is made subject to ad valorem property taxes accruing subsequent to
December 31, 2015; and covenants, restrictions and easements of record; however, such
references shall not serve to reimpose the same.
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

[Sign on this line]
Katelyn Travers

(Print name legibly on this line.)

[Sign on this line]
Kelly Shahs

(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

[Signature]
Name: Anthony Segas
Title: Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me this 24th day of October, 2016, by Anthony Segas, as Vice President 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 as identification.

[Signature]
Michelle Shauffer
Notary Public, State of Florida
COMMISSION NO.: FF201714
EXPIRATION DATE: JULY 5, 2019
(SEAL)
PUMP STATION NO. 1

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

COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET; THENCE CONTINUE NORTH 57°43'59" WEST, 51.53 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 199.09 FEET, AN ARC DISTANCE OF 197.04 FEET, TO A POINT ON THE ARC SAID CURVE; THENCE CONTINUE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°08'11" WEST, 26.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'40" WEST, 13.69 FEET; THENCE SOUTH 00°01'20" EAST, 10.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°58'40" EAST, 13.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°05'17" EAST, 26.32 FEET; THENCE SOUTH 00°01'20" EAST, 40.00 FEET; THENCE SOUTH 89°58'40" WEST, 40.00 FEET; THENCE NORTH 00°01'20" WEST, 40.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1628 SQUARE FEET, MORE OR LESS.
MAP SHOWING
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

FUTURE DURAN DRIVE

GENERAL NOTES
1. BEARINGS ShOWN HEREON are BASED on THE SLY LINE OF PARCEL NO. 1, AS SHOWN of THE PLAT OF BANNON LAKES PHASE 1, AS N 89°36'40" E, per THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1992 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. CROSS REFERENCE: SURVEYS BY CLARY & ASSOCIATES FILE NO. TSS-3219, & TSS-1003, and THE PLAT of BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

5. THIS MAP was MADE WITHOUT THE BENEFIT of A TITLE COMMITMENT. THEREFORE, THERE may BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, or OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON that may AFFECT THIS PARCEL.

Point of Commencement

INTERNATIONAL GOLF PARKWAY
A.K.A. NINE MILE ROAD
(VARIABLE WIDTH R/W)

LEGEND
R/W = RIGHT OF WAY
A.K.A. = ALSO KNOWN AS
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PG = PAGE
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSE CURVATURE

PUMP STATION NO. 1

REVISIONS 9-21-16, PER COMMENTS

JOB NO. 2016-444
DRAFTER SPB
DATE 8-13-2016
SCALE 1"=100'

CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
18 N.Q. 3371
3330 CRAWFORD POINT ROAD
JACKSONVILLE, FLORIDA 32257
OFFICE 904-396-2799
FAX 904-396-2794
WWW.CLAYRASSOC.COM
PUMP STATION NO. 1

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

COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKE PHASE 1, RECORDED IN MAP BOOK 8, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY OF BANNON LAKE BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKE PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING NORTHEASTLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID WES'TERLY RIGHT OF WAY LINE OF SAID BANNON LAKE BOULEVARD AND THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, LONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°28'03" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, LONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°46'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, LONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, LONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 43.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET; THENCE CONTINUE NORTH 71°59'31" WEST, 197.04 FEET, TO A POINT ON THE ARC SAID CURVE; THENCE CONTINUE WESTERLY, LONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 199.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26.33 FEET, 28.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'40" WEST, 13.69 FEET; THENCE SOUTH 09°01'20" EAST, 10.00 FEET, TO THE POINT OF BEGANNING; THENCE NORTH 89°58'40" EAST, 13.69 FEET, TO THE POINT OF A CURVE, LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°05'17" EAST, 28.32 FEET; THENCE SOUTH 09°01'20" EAST, 40.00 FEET; THENCE SOUTH 89°58'40" WEST, 40.00 FEET; THENCE NORTH 09°01'20" WEST, 40.00 FEET, TO THE POINT OF BEGANNING.

CONTAINING 1628 SQUARE FEET, MORE OR LESS.

FUTURE DURAN DRIVE

10'X40' S.J.C. UTILITY & ACCESS EASEMENT

LINE TABLE

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<td>40.00'</td>
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<tr>
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CURVE TABLE

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<th>BEARING</th>
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</tr>
</tbody>
</table>

PUMP STATION NO. 1

REVISED 9-21-16, PER COMMENTS

JOB NO. 2016-444
DRAFTER SPB
DATE 8-13-2016
SCALE 1"=100'

CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
1875 GUILFORD ROAD
VENICE, FLORIDA 34293
PHONE: 941-488-2757
WEBSITE: www.claryassoc.com
EXHIBIT "B" TO RESOLUTION

EASEMENT FOR UTILITIES

S.J.C. 80’ Utility Easement
(Clary File: 2016-441)

THIS EASEMENT executed and given this 21\textsuperscript{st} day of October, 2016 by \textit{RREF III-P-EP BANNON LAKES JV, LLC}, a Delaware limited liability company, with an address of 790 NW 107\textsuperscript{th} Avenue, Suite 400, Miami, Florida 33172, hereinafter called “Grantor” to \textit{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, sewer force mains and reuse 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; 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) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) 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.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor’s successors and assigns shall be responsible for maintaining
any reuse lines between the reuse 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 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.
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]

(Print name legibly on this line)

[Signature]

(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: ____________________________

Name: Anthony Seija

Title: Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE)

The foregoing instrument was sworn to and subscribed before me this 24th day of October, 2016, by Anthony Seija, as Vice President 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 [Identification] as identification.

[Signature]

(Michelle Shaffer, Notary Public)

[Stamp]

NOTARY PUBLIC, State of Florida
COMMISSION NO. [Stamp]
EXPIRATION DATE: [Stamp] (SEAL)
S.I.C. 80’ UTILITY EASEMENT

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

COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING THE ARC OF A CURVE LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, NORTHERLY, AND NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29’53” EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40’23” EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00’03” EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16’01” EAST, 57.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43’59” WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43’59” WEST, 15.50 FEET, TO THE POINT OF BEGINNING; COURSE NO. 7: NORTH 32°16’01” EAST, 80.00 FEET; THENCE NORTH 57°43’59” WEST, 51.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 270.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°52’39” WEST, 266.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58’40” WEST, 482.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 444.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°24’43” WEST, 431.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42°50’45” WEST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, 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 SOUTH 83°10’11” WEST, 32.36 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3510, PAGE 1291 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF CUSP OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE
SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 122.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°09'15" EAST, 121.88 FEET, TO THE CUSP OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, 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 02°31'19" 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 460.00 FEET, AN ARC DISTANCE OF 378.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°24'43" EAST, 367.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°58'40" EAST, 482.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 225.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°52'39" EAST, 222.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°43'59" EAST, 51.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.68 ACRES, MORE OR LESS.
MAP SHOWING
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

INTERNATIONAL GOLF PARKWAY
A.K.A. W36 MILE ROAD
(VARIABLE WIDTH R/W)

LEGEND
R/W = RIGHT OF WAY
A.K.A. = ALSO KNOWN AS
P.P. = FINANCIAL PROJECT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
N.T. = NON TANGENT
S.J.C. = ST. JOHNS COUNTY

GENERAL NOTES
1. BEARINGS SHOWN HEREON ARE BASED ON THE SLY LINE OF PARCEL NO. 1,
   AS SHOWN ON THE PLAT OF BANNON LAKES PHASE I, AS N 89'36"40" E,
   PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH
   AMERICAN DATUM 1983/1999 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. CROSS REFERENCE: SURVEYS BY CLARY & ASSOCIATES FILE NO. T6S–321B,
   & T6S–1003, AND THE PLAT OF BANNON LAKES PHASE I, AS RECORDED IN
   MAP BOOK 21, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS
   OF ST. JOHNS COUNTY.

5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
   THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND
   RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON
   THAT MAY AFFECT THIS PARCEL.

S.J.C. 80' UTILITY EASEMENT
PAGE 1 OF 4

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LIE NO. 3735
3520 GOURD PEPPERS ROAD
JACKSONVILLE, FLORIDA 32257
(904) 388-3540
WWW.CLARYASSOC.COM

JOB NO. 2016–441
DRAFTER SPB
DATE 8–23–2016
SCALE 1"=300'
CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377
S.J.C. 80' UTILITY EASEMENT

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

COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTIERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING THE ARC OF A CURVE LEADING NORTHEASTERLY; THENE NORTHWESTERLY, NORTHIERLY, AND NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 82.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERNLY, HAVING A RADIUS OF 105.02 FEET, AN ARC DISTANCE OF 371.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 359.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET, TO THE POINT OF BEGINNING; COURSE NO. 7: NORTH 32°16'01" EAST, 60.00 FEET; THENCE NORTH 57°43'59" WEST, 51.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 270.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°52'39" WEST, 286.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'40" WEST, 480.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 44.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°24'43" WEST, 44.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42°50'45" WEST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, 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 SOUTH 83°01'11" WEST, 32.36 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3510, PAGE 1291 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 122.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°09'15" EAST, 121.88 FEET, TO THE END OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERNLY, 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 02°31'19" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°24'45" 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 SOUTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 378.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°24'43" EAST, 367.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°58'40" EAST, 482.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 225.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°52'39" EAST, 224.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°43'59" EAST, 51.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.68 ACRES, MORE OR LESS.
EXHIBIT "C" TO RESOLUTION

EASEMENT FOR UTILITIES

S.J.C.U.D. Utility Easement No. 3
(Clary File: 2016-445)

THIS EASEMENT executed and given this 24th day of October, 2016
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 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 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; 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 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 Grantor 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.
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]

(Carolyn Traveso)

(Print name legibly on this line.)

[Signature]

(Kelly Staple)

(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

[Signature]

(Anthony Seijas)

(Name)

(Vice President)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me this 24th day of October 2016, by Anthony Seijas, as Vice President 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 as identification.

[Signature]

(Michelle Shaffer)

(NOTARY PUBLIC, State of Florida)

COMMISSION NO.: FF 295714
EXPIRATION DATE: July 5, 2019
(SEAL)
S.J.C.U.D. 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:

COMMENCE AT THE SOUTHWESTERLY CORNER OF BANNON LAKES BOULEVARD PARCEL NO. 1 (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING ON A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD PARCEL NO. 1, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET; COURSE NO. 7: NORTH 32°16'01" EAST, 80.00 FEET; THENCE NORTH 57°43'59" EAST, 51.53 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 480.00 FEET, AN ARC DISTANCE OF 254.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°54'50" WEST, 251.39 FEET, TO A POINT ON THE ARC OF SAID CURVE, AND THE POINT OF BEGINNING; THENCE WESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 16.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°03'31" WEST, 16.14 FEET; THENCE SOUTH 89°58'40" WEST, 23.86 FEET; THENCE NORTH 00°06'42" WEST, 20.73 FEET, TO THE SOUTHERLY LINE OF BANNON LAKES PHASE 1A-1, AS RECORDED IN MAP BOOK 81, PAGES 80-84, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°53'18" EAST, ALONG LAST SAID LINE, 40.00 FEET; THENCE SOUTH 00°06'42" EAST, 21.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 832 SQUARE FEET, MORE OR LESS.
MAP SHOWING
S.J.C.U.D. 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:

COMMENCE AT THE SOUTHWESTERLY CORNER OF BANNON LAKES BOULEVARD PARCEL NO. 1 (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING ON A CURVE TO LEADING NORTHEASTERLY, THENCE NORTHEASTERLY, NORTH, AND NORTHWESTERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD PARCEL NO. 1, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTH, COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 32°16'01" EAST, 57.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY, COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 57°43'59" WEST, 15.50 FEET, COURSE NO. 6: NORTH 37°48'00" EAST, 20.00 FEET, THENCE NORTH 57°43'59" WEST, 51.53 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 480.00 FEET, AN ARC DISTANCE OF 234.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°25'45" WEST, 291.39 FEET, TO A POINT ON THE ARC OF SAID CURVE, AND THE POINT OF BEGINNING. THENCE WESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 16.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 192°03'31" WEST, 16.14 FEET, THENCE SOUTH 59°57'18" EAST, 20.97 FEET, THENCE SOUTH 00°06'42" EAST, 21.96 FEET, TO THE POINT OF BEGINNING.

CONTAINING 832 SQUARE FEET, MORE OR LESS.

LINE TABLE

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GENERAL NOTES


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. CROSS REFERENCE: SURVEYS BY CLARY & ASSOCIATES FILE NO. 196–3218, & 196–1003, AND THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

AMENDED: 10–14–16 TO REVISE EASEMENT LIMITS (2016–445–2)

LEGEND

R/W = RIGHT OF WAY
A.K.A. = ALSO KNOWN AS
F.P. = FINANCIAL PROJECT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PC = POINT OF CURVATURE
PCC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
S.J.C.U.D. = ST. JOHNS COUNTY
UTILITY DEPARTMENT
S.J.C.U.D. UTILITY EASEMENT NO. 3

SHEET 2 OF 2

JOB NO. 2016-445
DRAFTER GGC
DATE 08/14/2016
SCALE 1"=100'

CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
8121 Tropic Point Road
Jacksonville, Florida 32257
(904) 364-3237
WWW.CLAYMAPPING.COM
EXHIBIT "p" TO RESOLUTION

EASYMENT FOR UTILITIES

Pump Station No. 1 Utility & Access Easement
(Clary File: 2016-444-1)

THIS EASYMENT executed and given this ___ day of October, 2016, 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 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 gravity sewer collection system and sewer force mains 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; 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 Basement 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 Basement 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 Basement 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) SEWER FORCE MAINS - Grantee, by acceptance of this Basement, hereby agrees to maintain the sewer force mains located within the Basement Area.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Basement, hereby agrees to maintain gravity sewer lines located within the Basement Area. The Grantor'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.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse 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 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.
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:

(Sign on this line.)
Karelyn Traverso
(Print name legibly on this line.)

(Sign on this line.)
Kelly R. Gaff
(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:
Name: Anthony S. R. S.
Title: Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was sworn to and subscribed before me this 24th day of October, 2016, by Anthony S. R. S., as Vice President 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 ___________ as identification.

MICHELLE SHAFFER
NOTARY PUBLIC, State of Florida
COMMISSION NO.: FF006714
EXPIRATION DATE: July 5, 2019
(SEAL)
EXHIBIT "A" TO EASEMENT FOR UTILITIES

40 FOOT BY TEN FOOT ST. JOHNS COUNTY UTILITY AND ACCESS EASEMENT FOR PUMP STATION NO. 1

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

COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET; THENCE CONTINUE NORTH 57°43'59" WEST, 51.53 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 400.00 FEET, AN ARC DISTANCE OF 199.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°59'31" WEST, 197.04 FEET, TO A POINT ON THE ARC SAID CURVE, AND THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°08'11" WEST, 26.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'40" WEST, 13.69 FEET; THENCE SOUTH 00°01'20" EAST, 10.00 FEET; THENCE NORTH 89°58'40" EAST, 13.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°05'17" EAST, 26.32 FEET; THENCE NORTH 00°01'20" WEST, 10.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET, MORE OR LESS.
MAP SHOWING
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

FUTURE DURAN DRIVE

GENERAL NOTES
1. Bearings shown hereon are based on the S'SW line of parcel no. 1, as shown on the plat of Bannan Lakes Phase 1, as N 89°36'40" E, per the State Plane Coordinate System, Florida East Zone, North American Datum 1983/1993 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.
5. This map was made without the benefit of a title commitment. Therefore, there may be additional easements, covenants and restrictions, or other matters of public record not shown hereon that may affect this parcel.

Point of Commencement

INTERNATIONAL GOLF PARKWAY
A.K.A. NINE MILE ROAD
(VARIABLE WIDTH R/W)

Legend:
R/W = RIGHT OF WAY
A.K.A. = ALSO KNOWN AS
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PCC = POINT OF COMPOUND CURVATURE
PRC = POINT OF REVERSE CURVATURE

Utility Easement

Graphic Scale

PUMP STATION NO. 1
UTILITY AND ACCESS EASEMENTS
SHEET 1 OF 2

Revised 9-21-16, PER COMMENTS
JOB NO. 2016-444-1
DRAFTER SBF
DATE 9-20-2016
SCALE 1" = 100'

Checked by: GREGORY B. CLARY, P.S.M. CERT. NO. 3377
MAP SHOWING 40 FOOT BY TEN FOOT ST. JOHNS COUNTY UTILITY AND ACCESS EASEMENT NO. 1

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

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CONTAINING 400 SQUARE FEET, MORE OR LESS.

FUTURE DURAN DRIVE
10'X40' S.J.C. UTILITY & ACCESS EASEMENT NO. 1

Point of Beginning
10'X40' S.J.C. UTILITY & ACCESS EASEMENT

PUMP STATION NO. 1

DETAIL

LINE TABLE

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CURVE TABLE

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<td>199.09'</td>
<td>400.00'</td>
<td>28°01'04&quot;</td>
<td>N71°59'31&quot;W</td>
<td>197.04'</td>
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<tr>
<td>C6</td>
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<td>400.00'</td>
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<td>N89°56'40&quot;E</td>
<td>26.32'</td>
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<tr>
<td>C7</td>
<td>26.33'</td>
<td>350.00'</td>
<td>35°20'</td>
<td>S88°05'17&quot;E</td>
<td>26.32'</td>
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</tbody>
</table>

PUMP STATION NO. 1
UTILITY AND ACCESS EASEMENT

REVISED 9-21-16 PER COMMENTS

JOB NO. 2016-444-1
DRAFTER SPB
DATE 9-20-2016
SCALE 1"=100'
CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

This map or survey uses the uniform technical standards set forth by the Florida Department of Agriculture and Consumer Services, in Chapter 61B10-2, Florida Administrative Code, pursuant to Section 473.027, Florida Statutes, unless otherwise shown and stated herein.

This drawing, sketch, or map is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper (Chapter 55, Florida Administrative Code).

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
3202 Point Road
Jacksonville, Florida 32257
(904) 380-2903
www.claryassoc.com
BILL OF SALE
UTILITY IMPROVEMENTS
for
Bannon Lakes Blvd Segment 1

RREF III-P-EP Bannon Lakes JV, LLC 700 Ponte Vedra Lakes Blvd, Ponte Vedra Beach, FL 32082, (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 Blvd Segment 1

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 14th day of October, 2016.

WITNESS:

[Signature]
Witness Signature

Kaylyn Travieso
Print Witness Name

OWNER:

[Signature]
Owner’s Signature

Anthony Seijas
Print Owner’s Name

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 14th day of October, 2016, by Anthony Seijas who is personally known to me or has produced ___________________________ as identification.

MICHELLE SHAFFER
Notary Public

Notary Seal

EXPIRES: July 5, 2019
Issued Thru Notary Public Underwriters
## St. Johns County Utility Department
### Asset Management
#### Schedule of Values

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Bannon Lakes Subdivision Segment 1 / Bannon Lakes Blvd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor:</td>
<td>Vallencourt Construction Company Inc.</td>
</tr>
<tr>
<td>Developer:</td>
<td>Eastland Partners LLC</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Asset Type</th>
<th>Item</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Water Pipeline and Appurteances</td>
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<td></td>
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<td>12&quot; DR 18</td>
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<td>788</td>
<td>$37.20</td>
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<tr>
<td>(2) Water Valves</td>
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<td></td>
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</tr>
<tr>
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<td>EA</td>
<td>3</td>
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<td>(3) Unitized Assemblies, Hydrant Types</td>
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<td>2&quot; Flushing Hydrants</td>
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<td>(4) Water System</td>
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**Total Water System Cost**: $116,153.99

Note: Asset Type (1) Water Pipeline and Appurteances
# St. Johns County Utility Department

## Asset Management

### Schedule of Values

**Project Name:** Bannon Lakes Subdivision Segment 1 / Bannon Lakes Blvd  
**Contractor:** Vallencourt Construction Company Inc.  
**Developer:** Eastland Partners LLC

<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Force Main (Size, Type &amp; Pipe Class)</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>10&quot; HDPE</td>
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<table>
<thead>
<tr>
<th>Item</th>
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<th>Unit Cost</th>
<th>Total Cost</th>
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<tbody>
<tr>
<td><strong>Sewer Valve (Size and Type)</strong></td>
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<td>Air Release Valves</td>
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<table>
<thead>
<tr>
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<td><strong>Gravity Main (Size, Type &amp; Pipe Class)</strong></td>
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<table>
<thead>
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<td><strong>Lateral (Size and Type)</strong></td>
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<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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</thead>
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<td><strong>Manholes (Size and Type)</strong></td>
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<tr>
<td>Type A</td>
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<td>Type B</td>
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<table>
<thead>
<tr>
<th>Item</th>
<th>Unit</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td><strong>LR Station</strong></td>
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<tr>
<td>Mechanical Equipment</td>
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<td>Process Piping</td>
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<td>Process Structure</td>
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<td>Other Improvements</td>
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**Total Sewer System Cost:** $481,139.28
St. Johns County Utility Department  
Asset Management  
Schedule of Values

Project Name: Bannon Lakes Subdivision Segment 1/Bannon Lakes  
Contractor: Vallencourt Construction  
Developer: Eastland Partners LLC

<table>
<thead>
<tr>
<th>Reuse Mains (Size, Type &amp; Pipe Class)</th>
<th>UNIT</th>
<th>QUANTITY</th>
<th>UNIT COST</th>
<th>TOTAL COST</th>
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<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Reuse Valves (Size and Type)</th>
<th>UNIT</th>
<th>QUANTITY</th>
<th>UNIT COST</th>
<th>TOTAL COST</th>
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<tr>
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<td>$</td>
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</table>

<table>
<thead>
<tr>
<th>Hydrants (Size and Type)</th>
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<th>QUANTITY</th>
<th>UNIT COST</th>
<th>TOTAL COST</th>
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<tbody>
<tr>
<td>2&quot; Flushing Hydrants</td>
<td>Ea</td>
<td>4</td>
<td>$713.35</td>
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<table>
<thead>
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<th>Services (Size and Type)</th>
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<th>QUANTITY</th>
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<tr>
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Total Reuse System Cost $273,770.81
EXHIBIT "F" TO RESOLUTION

EASEMENT FOR UTILITIES

S.J.C.U.D. Utility Easement No. 1
(Clary File: 2016-442)

THIS EASEMENT executed and given this 24th day of October, 2016 by RREF III-P-EP OAK FOREST, 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 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 reuse 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; 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. REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse 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 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.
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:

(Sign on this line)  
Kathryn Travis
(Print name legibly on this line)

(Sign on this line)  
Kelly Stapleton
(Print name legibly on this line)

GRANTOR:

RREF III-P-EP OAK FOREST, LLC, a Delaware limited liability company

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

By:  
Kelly Stapleton
Title: Vice President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE  

The foregoing instrument was sworn to and subscribed before me this 24th day of October, 2016, by Anthony Seijas, as Vice President 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 OAK FOREST, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced as identification.

Michelle Shaffer
NOTARY PUBLIC, State of Florida

(Sign as Notary)  
Legibly print name on this line)

108926653.2
S.J.C.U.D. Utility Easement No. 1
Clary File: 2016-442
EXHIBIT "A" TO EASEMENT FOR UTILITIES

S.I.C.U.D. 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 INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2431, DATED 9-15-89), AND THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID EASTERLY LINE, 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 181.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°56'19" WEST, 179.71 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, 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 02°31'19" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 8.34 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 217.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°07'23" EAST, 214.60 FEET; THENCE SOUTH 28°04'44" EAST, 72.73 FEET; THENCE SOUTH 00°23'25" EAST, 82.96 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 79°53'02" WEST, ALONG LAST SAID LINE, 30.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.24 ACRES, MORE OR LESS.
MAP SHOWING

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

PARKLAND TRAIL
(VARIABLE WIDTH PRIVATE R/W)

G.R.B. 3510, PG. 1291
PARCEL "B"

POINT OF BEGINNING


SECTION 11

SECTION 14

INTERNATIONAL GOLF PARKWAY
A.K.A. NINE MILE ROAD
(A VARIABLE WIDTH R/W)

S.J.C.U.D. UTILITY EASEMENT NO. 1

SHEET 1 OF 2

Job No. 2016-442

Date 08/13/2016

Scale 1"=60'

checked by: Gregory B. Clary, P.S.M. Cert. No. 3377

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Professional Surveyors & Mappers
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Jacksonville, Florida 32207
(904) 264-2733
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A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN: AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 78030–2431, DATED 9–15–89), AND THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3195, PAGE 552, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THEN NORTHERLY AND NORTHEASTERNLY, ALONG SAID EASTERNLY LINE, 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 181.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°56'10" WEST, 179.71 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY, THEN NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, 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 02°31'19" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THEN NORTHERLY 42°50'45" EAST, 8.34 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THEN SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 217.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°17'23" EAST, 214.60 FEET; THEN SOUTH 28°04'44" EAST, 72.73 FEET; THEN SOUTH 00°23'25" EAST, 82.96 FEET, TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, THEN NORTH 79°23'02" WEST, ALONG LAST SAID LINE, 30.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.24 ACRES, MORE OR LESS.

### LINE TABLE

<table>
<thead>
<tr>
<th>LINE</th>
<th>BEARING</th>
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</tr>
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<tbody>
<tr>
<td>L1</td>
<td>N00°23'25&quot;W</td>
<td>70.00</td>
</tr>
<tr>
<td>L2</td>
<td>N28°04'44&quot;W</td>
<td>70.00</td>
</tr>
<tr>
<td>L3</td>
<td>N42°50'45&quot;E</td>
<td>8.34</td>
</tr>
<tr>
<td>L4</td>
<td>S28°04'44&quot;E</td>
<td>72.73</td>
</tr>
<tr>
<td>L5</td>
<td>S00°23'25&quot;E</td>
<td>82.96</td>
</tr>
<tr>
<td>L6</td>
<td>N00°23'25&quot;W</td>
<td>30.51</td>
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</tbody>
</table>

### CURVE TABLE

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<th>DELTA</th>
<th>BEARING</th>
<th>CHORD</th>
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<tbody>
<tr>
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<td>375.00</td>
<td>151.47</td>
<td>27°43'37&quot;</td>
<td>N23°56'10&quot;W</td>
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<tr>
<td>C2</td>
<td>25.00</td>
<td>35.19</td>
<td>8°30'33&quot;</td>
<td>N02°31'19&quot;E</td>
<td>32.36</td>
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<tr>
<td>C3</td>
<td>405.00</td>
<td>217.19</td>
<td>30°43'33&quot;</td>
<td>S20°17'23&quot;E</td>
<td>214.60</td>
</tr>
</tbody>
</table>

### GENERAL NOTES

1. Bearings shown hereon are based on the N'ly Right-of-Way Line of International Golf Parkway, as shown on Florida Department of Transportation Right-of-Way Map, Section 78030–2431, as N79°53'02"W, per the State Plane Coordinate System, Florida East Zone, North American Datum 1983/1990 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.


5. This Map was made without the benefit of a Title Commitment. Therefore, there may be additional easements, covenants and restrictions, or other matters of public record not shown hereon that may affect this parcel.

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**R/W = RIGHT OF WAY**

**A.K.A. = ALSO KNOWN AS**

**F.P. = FINANCIAL PROJECT**

**NO. = NUMBER**

**O.R.B. = OFFICIAL RECORDS BOOK**

**P.G. = PAGE**

**P.T. = POINT OF TANGENCY**

**P.R. = POINT OF REVERSE CURVATURE**

**S.J.C.U.D. = ST. JOHNS COUNTY**

**UTILITY DEPARTMENT**

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**S.J.C.U.D. UTILITY EASEMENT NO. 1**

**CHECKED BY:**

Gregory B. Clary, P.S.M. Cert. No. 3377
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Bannon Lakes Phase 1, Segment 1
DATE: April 11, 2017

Please present the Easement, Bill of Sale, Schedule of Values and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Bannon Lakes Phase 1, Segment 1.

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.