

RESOLUTION NO. 2023- 206

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THREE EASEMENTS FOR UTILITIES, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER, REUSE AND FIRE HYDRANT SYSTEMS TO SERVE SENIOR LIVING AT THE GREENS, LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, St. Johns Senior Properties, LLC, a Delaware limited liability company, has executed and presented to the County three Easements for Utilities associated with the water, sewer, reuse and fire hydrant systems to serve Senior Living at the Greens, attached hereto as Exhibits “A”, “B”, and “C”, incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns Senior Properties, LLC, a Delaware limited liability company, has executed and presented to the County a Bill of Sale, conveying all personal property associated with the water, sewer and reuse systems to serve Senior Living at the Greens, attached hereto as Exhibit “D”, incorporated by reference and made a part hereof; and

**WHEREAS**, ACO Construction, LLC, a Florida limited liability company, dba Whitestone Construction, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Senior Living at the Greens, attached hereto as Exhibit “E” and “F”, 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 “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 three Easements for Utilities, Bill of Sale, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

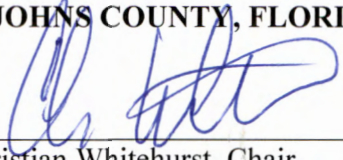
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

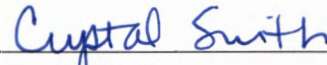
**PASSED AND ADOPTED** this 20th day of June, 2023.

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

Rendition Date JUN 20 2023

By:   
Christian Whitehurst, Chair

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

  
Deputy Clerk



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 25<sup>th</sup> day of October, 2022 by **ST JOHNS SENIOR PROPERTIES, LLC**, a Delaware limited liability company, with an address of 8787 Renner Ave., Lenexa, Kansas 66219, 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 meters 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 water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines within the boundary of the Grantor's property excluding the water meters.

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.

Signed, sealed and delivered: ST JOHNS SENIOR PROPERTIES, LLC,  
A Delaware limited liability company

By: Senior Living Fund LLC,  
a Nevada limited liability company,  
Its Manager

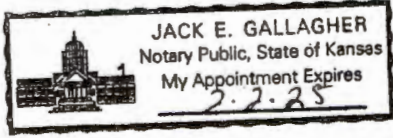
By: [Signature]  
Name: Daniel T. Brewer  
Title: Manager

In the presence of:  
[Signature]  
Witness Signature  
MARK F SHADER  
Print Name

[Signature]  
Witness Signature  
Ellen Likens  
Print Name

STATE OF ~~FLORIDA~~ KANSAS  
COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of October, 2022, by Daniel Brewer as Manager for Senior Living Fund, LLC.



[Signature]  
Notary Public  
My Commission Expires: 2.2.25

Personally Known or Produced Identification  
Type of Identification Produced

EXHIBIT "A"

EASEMENT AREA

ST. JOHNS COUNTY WATER METER EASEMENT

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4605, PAGE 336 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SEVILLA AT WORLD COMMERCE PHASE TWO, AS RECORDED IN MAP BOOK 56, PAGE 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17,318.80 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,277.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 28 MINUTES 38 SECONDS WEST, 1,277.33 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4605, PAGE 336; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 91.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 44 MINUTES 29 SECONDS WEST, 91.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80 DEGREES 54 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, 104.95 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 112.00 FEET; THENCE NORTHERLY, LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 57 MINUTES 27 SECONDS WEST, 73.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 88.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 51.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 20 MINUTES 00 SECONDS WEST, 50.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2547.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 581.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 12 MINUTES 44 SECONDS WEST, 580.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 88.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 08 MINUTES 27 SECONDS WEST, 17.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE NORTH 02 DEGREES 28 MINUTES 29 SECONDS EAST, 24.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 44.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 14 MINUTES 57 SECONDS EAST, 40.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86 DEGREES 01 MINUTES 25 SECONDS EAST, 146.99 FEET; THENCE SOUTH 03 DEGREES 58 MINUTES 35 SECONDS EAST, 25.00 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 25 SECONDS EAST, 6.50 FEET; THENCE SOUTH 03 DEGREES 58 MINUTES 35 SECONDS EAST, 6.95 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 03 DEGREES 58 MINUTES 35 SECONDS EAST, 5.00 FEET; THENCE NORTH 86 DEGREES 01 MINUTES 25 SECONDS EAST, 5.00 FEET; THENCE NORTH 03 DEGREES 58 MINUTES 35 SECONDS WEST, 5.00 FEET; THENCE SOUTH 86 DEGREES 01 MINUTES 25 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25 SQUARE FEET MORE OR LESS.

MAP OF:

ST. JOHNS COUNTY WATER METER EASEMENT

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SEE ATTACHED FOR LEGAL DESCRIPTION

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, (N.A.D. 83/90) EAST ZONE, WITH A BEARING OF N 80°54'57" W ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 16.

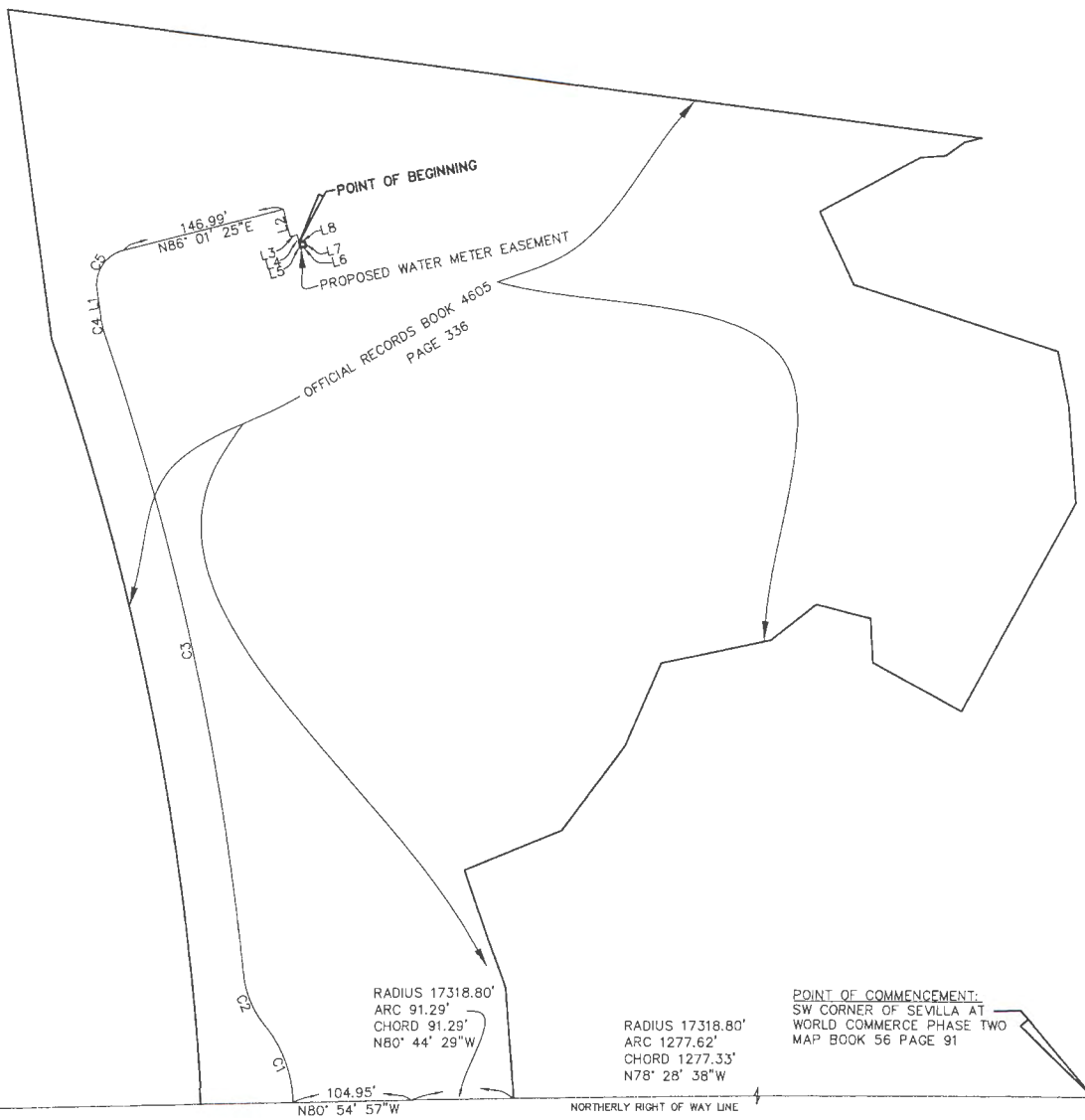
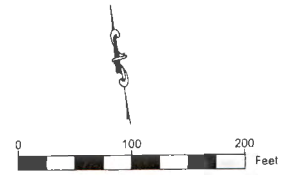
2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	BEARING
C1	112.00'	74.44'	73.08'	N 09°57'27" W
C2	88.00'	51.19'	50.47'	N 12°20'00" W
C3	2547.00'	581.85'	580.59'	N 02°12'44" W
C4	88.00'	17.25'	17.22'	N 03°08'27" W
C5	30.50'	44.48'	40.64'	N 44°14'57" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°28'29" E	24.87'
L2	S 03°58'35" E	25.00'
L3	N 86°01'25" E	6.50'
L4	S 03°58'35" E	6.95'
L5	S 03°58'35" E	5.00'
L6	N 86°01'25" E	5.00'
L7	N 03°58'35" W	5.00'
L8	S 86°01'25" W	5.00'



RADIUS 17318.80'  
ARC 91.29'  
CHORD 91.29'  
N80° 44' 29"W

RADIUS 17318.80'  
ARC 1277.62'  
CHORD 1277.33'  
N78° 28' 38"W

POINT OF COMMENCEMENT:  
SW CORNER OF SEVILLA AT  
WORLD COMMERCE PHASE TWO  
MAP BOOK 56 PAGE 91

104.95'  
N80° 54' 57"W

NORTHERLY RIGHT OF WAY LINE

STATE ROAD NO. 16  
(200' RIGHT OF WAY)

DRAWING DATE: OCTOBER 11, 2012  
DRAWING SCALE: 1" = 100'  
DRAFTED BY: MTR  
CHECKED BY: BOC  
COMPUTER FILE: 2022251 WCC EmtLOWE  
JOB FILE No. 2022251



2131 CORPORATE SQUARE BOULEVARD,  
JACKSONVILLE, FL 32216  
904-722-0460  
FAX 904-722-0462 DEGROVE@DEGROVE.COM  
LICENSED BUSINESS NUMBER 18 4462

THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 3417.01 & 3417.02 F.A.C.  
BRENDA D. CATUNE, P.S.M., FLORIDA CERTIFICATION NO. 3447  
NOTICE:  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:  
ST. JOHNS COUNTY



EXHIBIT "B"

INGRESS/EGRESS AREA

ST. JOHNS COUNTY ACCESS/UTILITY EASEMENT

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CONTAINING 0.55 ACRES MORE OR LESS.

MAP OF

ST. JOHNS COUNTY ACCESS/UTILITY EASEMENT

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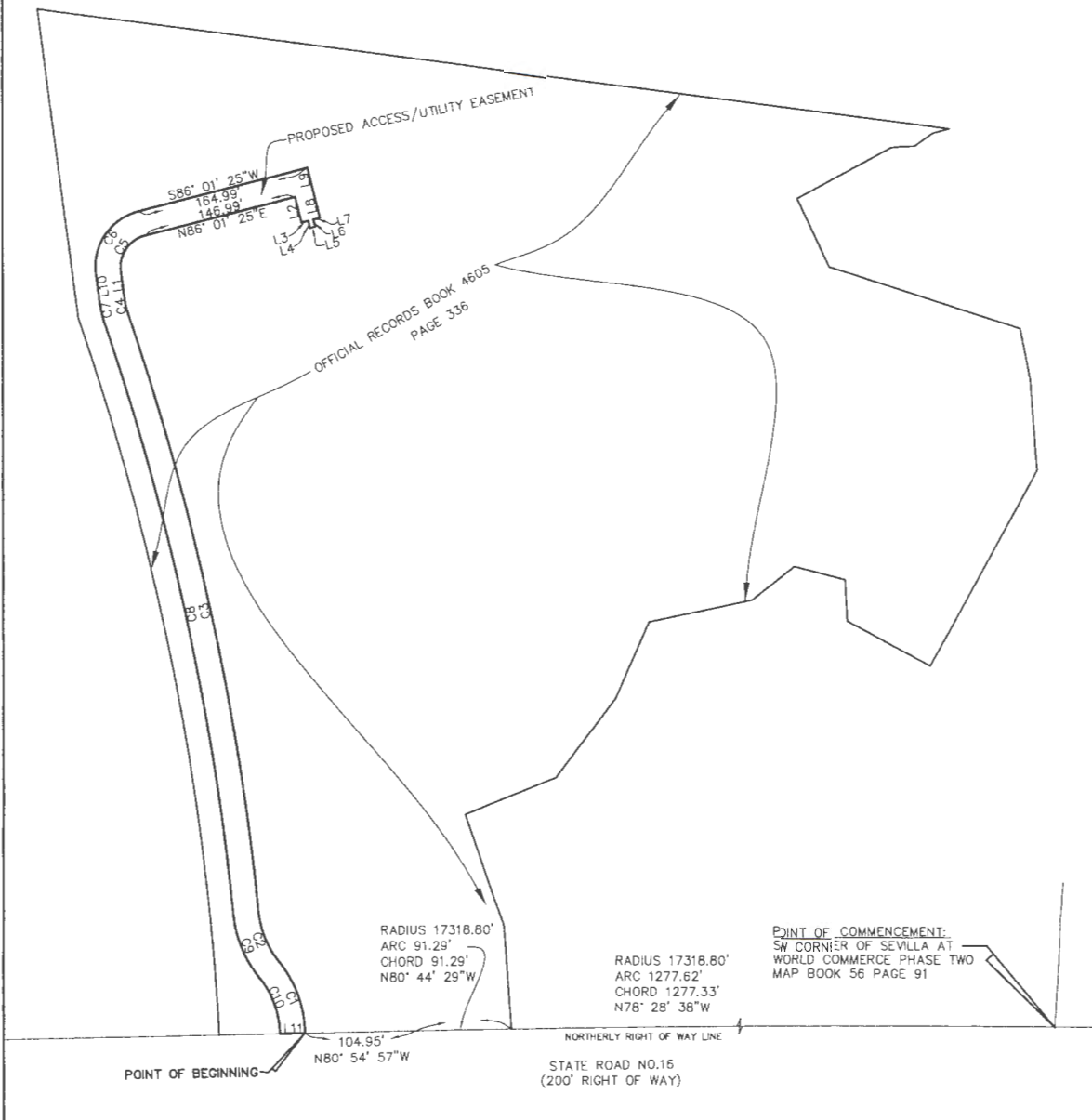
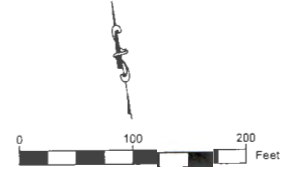
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C4	88.00'	17.25'	17.22'	N 03°08'27" W
C5	30.50'	44.48'	40.64'	N 44°14'57" E
C6	54.50'	79.48'	72.62'	S 44°14'57" W
C7	112.00'	21.96'	21.92'	S 03°08'27" E
C8	2523.00'	576.36'	575.11'	S 02°12'44" E
C9	112.00'	65.15'	64.24'	S 12°20'00" E
C10	88.00'	58.49'	57.42'	S 09°57'27" E

LINE TABLE

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L9	N 03°58'35" W	24.00'
L10	S 02°28'29" W	24.87'
L11	S 80°54'57" E	24.00'



DRAWING DATE: OCTOBER 11, 2022  
 DRAWING SCALE: 1" = 100'  
 DRAFTED BY: MSH  
 CHECKED BY: BSC  
 COMPUTER FILE: 1022251\_WCD\_Civil.DWG  
 JOB FILE No. 2022251

**DEGROVE**  
 SURVEYING AND MAPPING CONSULTANTS

3131 CORPORATE SQUARE BOULEVARD,  
 JACKSONVILLE, FL 32216  
 FAX 904-721-0492 DEGROVE@DEGROVE.COM  
 LICENSED BUSINESS NUMBER LB 4401

THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 55-17.051 & 55-17.052 F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NO. 5447  
 NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND M. APPE.

CERTIFIED TO:  
 ST. JOHNS COUNTY

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 25<sup>th</sup> day of October, 2022 by **ST JOHNS SENIOR PROPERTIES, LLC**, a Delaware limited liability company, with an address of 8787 Renner Ave., Lenexa, Kansas 66219, 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 Fire Hydrant 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 the Fire Hydrant 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. Fire Hydrant - The Grantee shall maintain Fire Hydrant(s) and shall be responsible for maintaining the water line located within the boundary of the Easement.

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.

Signed, sealed and delivered: ST JOHNS SENIOR PROPERTIES, LLC,  
A Delaware limited liability company

By: Senior Living Fund LLC,  
a Nevada limited liability company,  
Its Manager

By: [Signature]  
Name: Daniel T. Brewer  
Title: Manager

In the presence of:

[Signature]  
Witness Signature  
MARK F SHADY  
Print Name

[Signature]  
Witness Signature  
Ellen Likens  
Print Name

STATE OF ~~FLORIDA~~ KANSAS  
COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of October, 2022, by Daniel Brewer as Manager for Senior Living Fund, LLC.



[Signature]  
Notary Public  
My Commission Expires: 2.2.25

Personally Known or Produced Identification  
Type of Identification Produced

EXHIBIT "A"

EASEMENT AREA

ST. JOHNS COUNTY FIRE HYDRANT EASEMENT

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4605, PAGE 336 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SEVILLA AT WORLD COMMERCE PHASE TWO, AS RECORDED IN MAP BOOK 56, PAGE 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17,318.80 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,277.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 28 MINUTES 38 SECONDS WEST, 1,277.33 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4605, PAGE 336; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 91.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 44 MINUTES 29 SECONDS WEST, 91.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80 DEGREES 54 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, 50.83 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 80 DEGREES 54 MINUTES 57 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, 49.06 FEET; THENCE NORTH 13 DEGREES 06 MINUTES 07 SECONDS EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, 16.03 FEET; THENCE SOUTH 72 DEGREES 01 MINUTES 02 SECONDS EAST, 48.52 FEET; THENCE SOUTH 09 DEGREES 05 MINUTES 03 SECONDS WEST, 8.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 596 SQUARE FEET MORE OR LESS.

# MAP OF

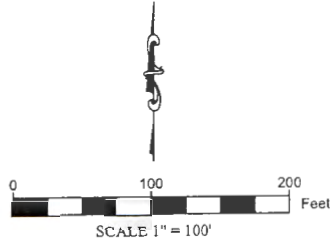
## ST. JOHNS COUNTY FIRE HYDRANT EASEMENT

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4605, PAGE 336 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY, FLORIDA  
SEE ATTACHED FOR LEGAL DESCRIPTION

**NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, (N.A.D. 83/90) EAST ZONE, WITH A BEARING OF N 80°54'57" W ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 16.

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



OFFICIAL RECORDS BOOK 4605  
PAGE 336

PROPOSED FIRE  
HYDRANT EASEMENT  
RADIUS 17318.80'  
ARC 91.29'  
CHORD 91.29'  
N80° 44' 29"W

POINT OF COMMENCEMENT:  
SW CORNER OF SEVILLA AT  
WORLD COMMERCE PHASE TWO  
MAP BOOK 56 PAGE 91

RADIUS 17318.80'  
ARC 1277.62'  
CHORD 1277.33'  
N78° 28' 38"W

POINT OF BEGINNING

STATE ROAD NO.16  
(200' RIGHT OF WAY)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 80°54'57" W	49.06'
L2	N 13°06'07" E	16.03'
L3	S 72°01'02" E	48.52'
L4	S 09°05'03" W	8.49'

I CERTIFY TO: ST. JOHNS COUNTY

THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052 F.A.C.

BRENDA D. CATONFE, P.S.M., FLORIDA CERTIFICATION NO. 5447

DATE: OCTOBER 18, 2022 SCALE 1" = 100' L.B. # 4603

# DEGROVE

*Surveyors, Inc.*  
2131 CORPORATE SQUARE BLVD.  
JACKSONVILLE, FL 32216  
(904) 722-0400



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 25<sup>th</sup> day of October, 2022 by **ST JOHNS SENIOR PROPERTIES, LLC**, a Delaware limited liability company, with an address of 8787 Renner Ave., Lenexa, Kansas 66219, 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 meters and reuse meters over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); This easement is for water, reuse, 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 water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines located within the boundary of the Grantor's property excluding the water meters.

(b) REUSE SYSTEM - The Grantee shall maintain reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines located within the boundary of the Grantor's property excluding the reuse meters.

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. The easement granted by this instrument shall run with the land. 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.

Signed, sealed and delivered: ST JOHNS SENIOR PROPERTIES, LLC,  
A Delaware limited liability company

By: Senior Living Fund LLC,  
a Nevada limited liability company,  
Its Manager

By: [Signature]  
Name: Daniel T. Brewer  
Title: Manager

In the presence of:

[Signature]  
Witness Signature  
MARK F SHADER  
Print Name

[Signature]  
Witness Signature  
Ellen Likens  
Print Name

STATE OF ~~FLORIDA~~ KANSAS  
COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25 day of October, 2022, by Daniel Brewer as Manager for Senior Living Fund, LLC.



[Signature]  
Notary Public  
My Commission Expires: 2.2.25

Personally Known or Produced Identification  
Type of Identification Produced

EXHIBIT "A"

EASEMENT AREA

ST. JOHNS COUNTY REUSE WATER METER EASEMENT

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4605, PAGE 336 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SEVILLA AT WORLD COMMERCE PHASE TWO, AS RECORDED IN MAP BOOK 56, PAGE 91 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 17,318.80 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 1,277.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 28 MINUTES 38 SECONDS WEST, 1,277.33 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4605, PAGE 336; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 91.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80 DEGREES 44 MINUTES 29 SECONDS WEST, 91.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80 DEGREES 54 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, 178.88 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 80 DEGREES 54 MINUTES 57 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, 5.00 FEET; THENCE NORTH 09 DEGREES 05 MINUTES 03 SECONDS EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, 5.00 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 57 SECONDS EAST, 5.00 FEET; THENCE SOUTH 09 DEGREES 05 MINUTES 03 SECONDS WEST, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25 SQUARE FEET MORE OR LESS.

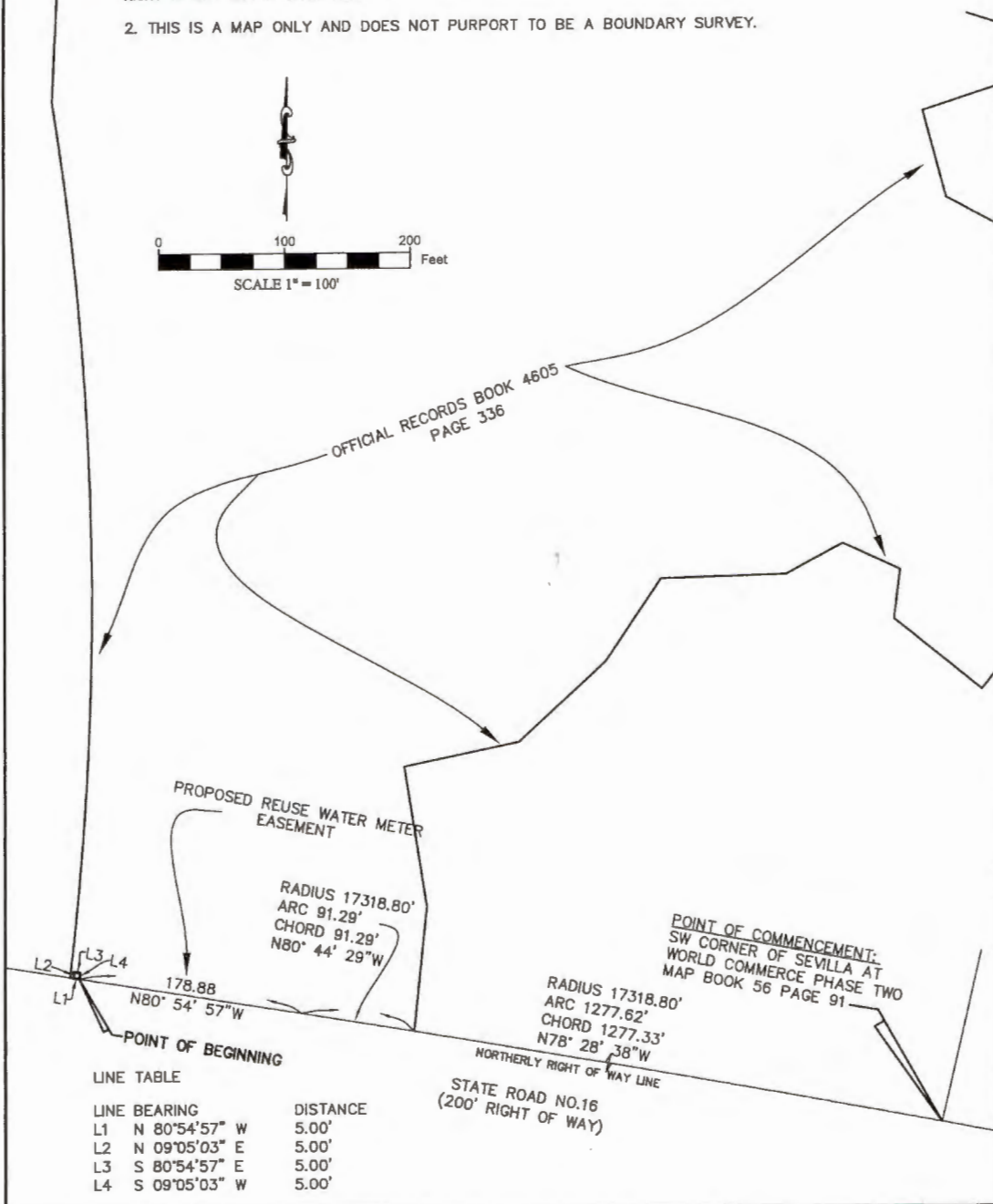
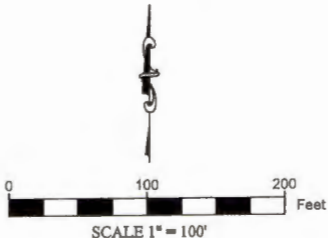
# MAP OF

## ST. JOHNS COUNTY REUSE WATER METER EASEMENT

A PART OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4605, PAGE 336 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY, FLORIDA  
SEE ATTACHED FOR LEGAL DESCRIPTION

**NOTES:**

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, (N.A.D. 83/90) EAST ZONE, WITH A BEARING OF N 80°54'57" W ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 16.
2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.



**LINE TABLE**

LINE BEARING	DISTANCE
L1 N 80°54'57" W	5.00'
L2 N 09°05'03" E	5.00'
L3 S 80°54'57" E	5.00'
L4 S 09°05'03" W	5.00'

I CERTIFY TO: ST. JOHNS COUNTY

THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052 F.A.C.

BRENDA D. CATONE, P.S.M., FLORIDA CERTIFICATION NO. 5447

DATE: OCTOBER 18, 2022 SCALE 1" = 100' L.B. # 4603

# DEGROVE

*Surveyors, Inc.*

2131 CORPORATE SQUARE BLVD.  
JACKSONVILLE, FL 32216  
(904) 722-0400

ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: Senior Living at the Greens

St. Johns Senior Properties, LLC 16829 W. 116th Street, Lenexa, KS 66219

Owners Name and Address, (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 project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 13th of September, 2022.

WITNESS:

Melissa Caraway  
Witness Signature

Melissa Caraway  
Witness Print Name

OWNER:

[Handwritten Signature]  
Owner Signature

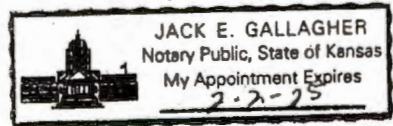
Daniel T. Brewer, Manager  
Owner Print Name

STATE OF Kansas  
COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 13 day of September, 2022, by Daniel Brewer as Owner for Senior Living at the Greens.

[Handwritten Signature]  
Notary Public  
My Commission Expires: 2-2-25

Personally Known or Produced Identification  
Type of Identification Produced





**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Senior Living at The Greens  
 Contractor: Deangelis Diamond  
 Developer: St John Senior Properties

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
16" DR-18	LF	158	\$ 172.00	\$ 27,176.00
4" DR-18	LF	90	\$ 123.00	\$ 11,070.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
4" GATE	Ea	4	\$ 537.00	\$ 2,148.00
16" Gate	Ea	2	\$ 4,568.00	\$ 9,136.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 49,530.00</b>



## St. Johns County Utility Department

Asset Management  
Schedule of Values

Project Name: Senior Living at The Greens  
 Contractor: Deangelis Diamond  
 Developer: St John Senior Properties

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
12" SDR 18	LF	158	\$ 75.00	\$ 11,850.00
4" SDR 18	LF	86	\$ 45.67	\$ 3,927.62
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Gate Valve	Ea	3	\$ 537.00	\$ 1,611.00
12" Gate	Ea	2	\$ 6,800.00	\$ 13,600.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 30,988.62</b>





**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Senior Living at The Greens  
 Contractor: Deangelis Diamond  
 Developer: St John Senior Properties

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" HDPE DR-11	LF	198	\$ 187.56	\$ 37,136.88
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	2	\$ 1,200.00	\$ 2,400.00
6" Gate Valve	Ea	1	\$ 876.00	\$ 876.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
3'6" Mueller	Ea	1	\$ 4,796.00	\$ 4,796.00
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 45,208.88</b>



ST. JOHNS COUNTY UTILITY DEPARTMENT  
3C - CLOSEOUT - RELEASE OF LIEN  
UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum  
125,727.50

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed  
Water labor, services or materials furnished through

10/20/22 to St Johns Senior Properties  
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

WITNESS:

Witness Signature  
Kevin Bush  
Print Witness Name

OWNER:

Lienor's Signature  
Kevin O'Donnel  
Print Lienor's Name

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical  
presence or  online notarization, this 20 day of October, 2022, by  
Kevin O'Donnel as Owner for  
White Stone Construction.

Notary Public  
My Commission Expires: April 9 2023

Personally Known or Produced Identification  
Type of Identification Produced





**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Senior Living at The Greens  
 Contractor: Deangelis Diamond  
 Developer: St John Senior Properties

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
16" DR-18	LF	158	\$ 172.00	\$ 27,176.00
4" DR-18	LF	90	\$ 123.00	\$ 11,070.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
4" GATE	Ea	4	\$ 537.00	\$ 2,148.00
16" Gate	Ea	2	\$ 4,568.00	\$ 9,136.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 49,530.00</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Senior Living at The Greens  
 Contractor: Deangelis Diamond  
 Developer: St John Senior Properties

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
12" SDR 18	LF	158	\$ 75.00	\$ 11,850.00
4" SDR 18	LF	86	\$ 45.67	\$ 3,927.62
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Gate Valve	Ea	3	\$ 537.00	\$ 1,611.00
12" Gate	Ea	2	\$ 6,800.00	\$ 13,600.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 30,988.62</b>



**St. Johns County Utility Department**

Asset Mangement

Schedule of Values

Project Name: Silverleaf Phase 2

Contractor: Vallencourt Construction Company Inc

Developer: Richmond American Homes

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(1)	<b>Water Mains (Size Type &amp; Pipe Class)</b>				
	6" DR18 PVC	LF	2210	\$ 30.12	\$ 66,565.20
	2" SCH40 PVC	LF	205	\$ 8.96	\$ 1,836.80
					\$ -
					\$ -
					\$ -
					\$ -
(1)	<b>Water Valves (Size and Type)</b>				
	6" Gate Valve	EA	3	\$ 1,049.75	\$ 3,149.25
	2" Gate Valve		1	\$ 563.91	\$ 563.91
					\$ -
					\$ -
					\$ -
(1)	<b>Hydrants Assembly (Size and Type)</b>				
	Flushing Hydrant	EA	3	\$ 1,046.10	\$ 3,138.30
					\$ -
					\$ -
					\$ -
(1)	<b>Services (Size and Type)</b>				
	Single Water Services	EA	16	\$ 760.26	\$ 12,164.16
	Double Water Services	EA	31	\$ 1,027.07	\$ 31,839.17
					\$ -
					\$ -
The reuse system, cost ....:					\$ 119,256.79

ST. JOHNS COUNTY UTILITY DEPARTMENT  
3E - CLOSEOUT - WARRANTY

Date: 7/16/22  
Project Title: Senior Living at The Green  
FROM: ACO Construction DBA White Stone  
Address: Contractor's Name  
1906 River Oaks Road  
Jacksonville FL  
32207

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:**

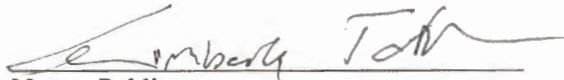
Kevin O'Donnel

Print Contractor's Name

  
Contractor's Signature

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ on-line notarization, this 16 day of July, 2022, by Kevin O'Donnel as Owner for White Stone Construction.

  
Notary Public  
My Commission Expires: April 9, 2024

Personally Known or Produced Identification  
Type of Identification Produced

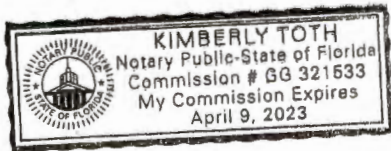




Exhibit "G" to Resolution

**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

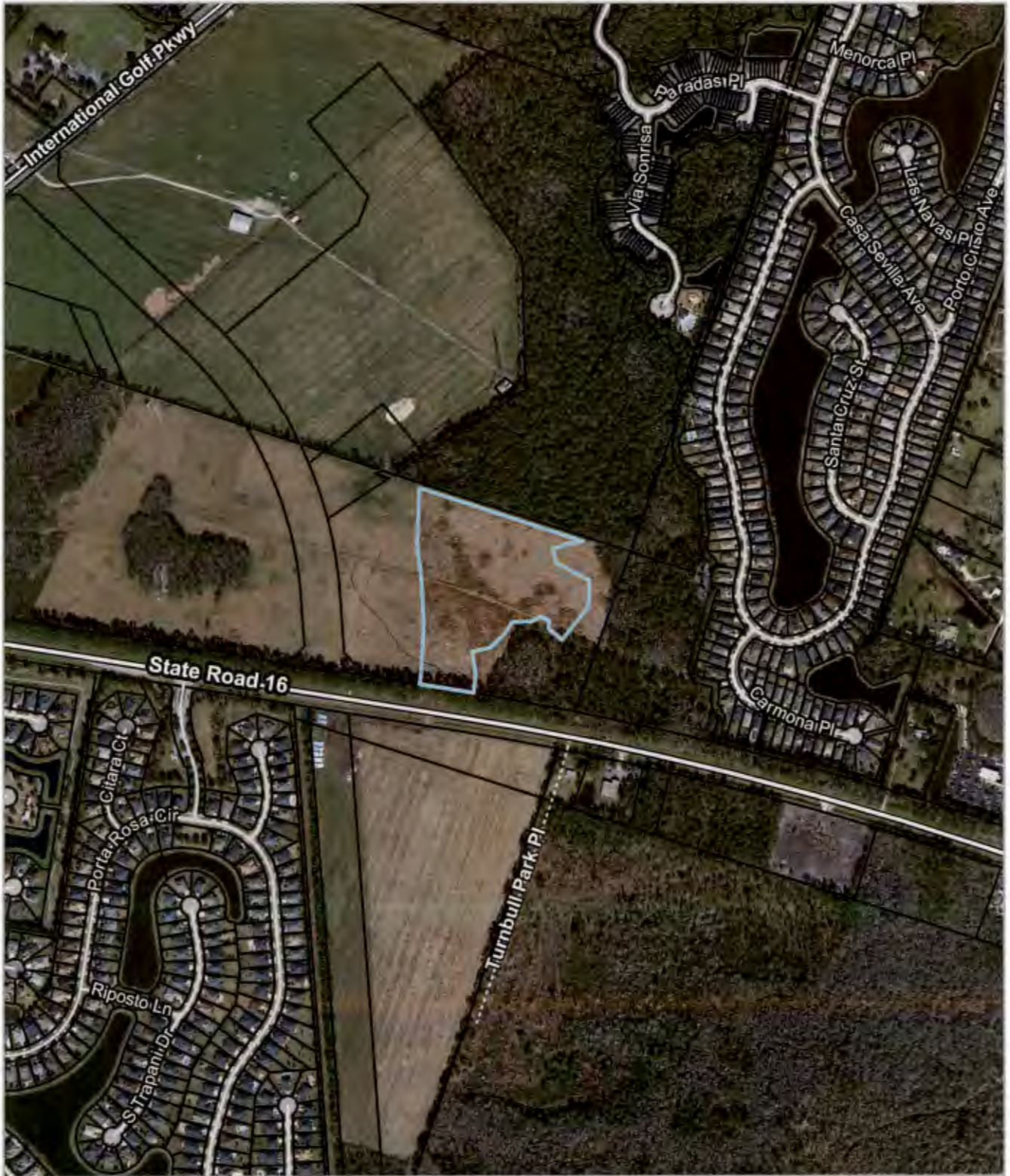
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Senior Living at the Greens (ASBUILT 2022000141)  
DATE: April 5, 2023

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 Senior Living at the Greens.

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.




2021 Aerial Imagery

Date: 5/23/2023

Senior Living at the Greens

Three Easements for Utilities, Bill of Sale, Final Release of Lien & Warranty

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

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

