

RESOLUTION NO. 2024-475

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THREE EASEMENTS FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE PINNACLE A1A.**

**RECITALS**

**WHEREAS**, certain land owners have executed and presented to the County three Easements for Utilities associated with the water and sewer systems to serve Pinnacle A1A, attached hereto as Exhibits “A”, “B” and “C”, incorporated by reference and made a part hereof; and

**WHEREAS**, ATA Capital, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve Pinnacle A1A, attached hereto as Exhibit “D”, incorporated by reference and made a part hereof; and

**WHEREAS**, Atlantic Site & Marine, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Pinnacle A1A, attached hereto as Exhibits “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 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, 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 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.

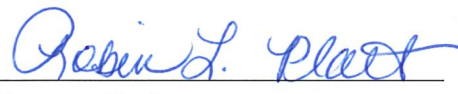
**PASSED AND ADOPTED** this 5th day of November, 2024.

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

Rendition Date NOV 07 2024

By:   
Sarah Arnold, Chair

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

  
Deputy Clerk

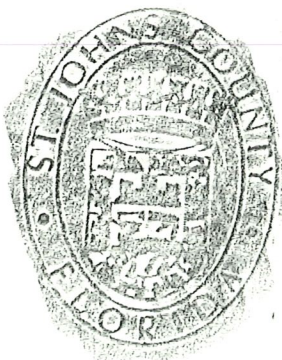


Exhibit "A" to the Resolution  
**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 20 day of November, 2023 by  
ATA Capital LLC, with an address of  
1419 4<sup>th</sup> Ave N, Jacksonville Beach, FL 32250, hereinafter called "Grantor" to  
**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose  
address is 4020 Lewis Speedway, 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 & 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. The location of the  
ingress and egress area to the Easement area has been mutually agreed upon by the Grantor  
and Grantee. 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.

(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.

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.

Signed, sealed and delivered  
In the presence of:

[Signature]  
Witness Signature

By: [Signature]

Print Name: ROSS FANTI

[Signature]  
Print Name 1419 4th Ave N Title MANAGING MEMBER  
Jacksonville Beach FL 32250

[Signature]  
Witness Signature

[Signature]  
Print Name 1419 4th Ave N  
Jacksonville Beach FL 32250

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of November, 2023, by Ross Fanti, on behalf of ATA Capital LLC, who is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)

Notary Public: Cindy M Lowe  
My Commission Expires: 2/6/24

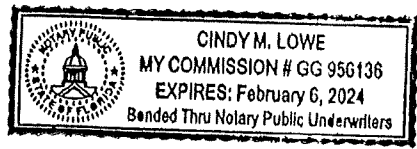


EXHIBIT "A"

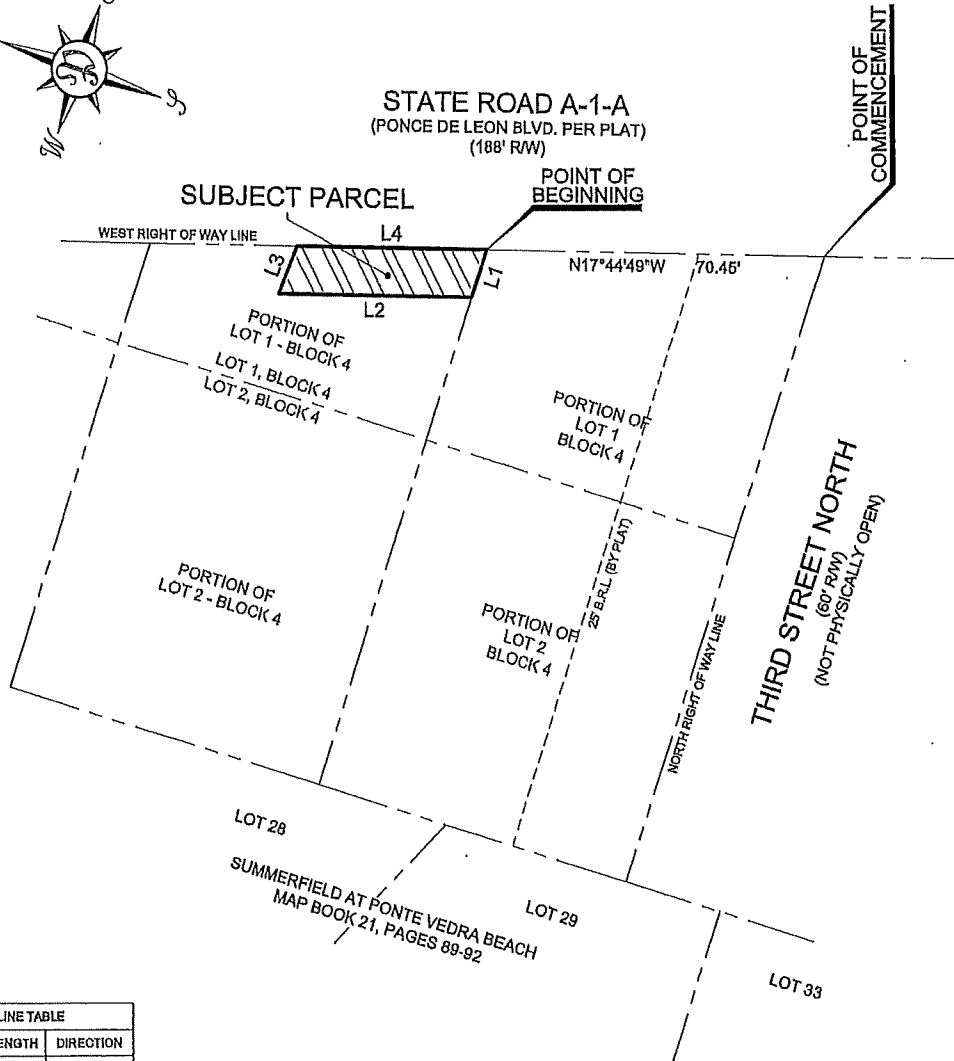
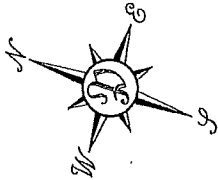
EASEMENT AREA

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF LOT 1, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 8, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE NORTH 17°44'49" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 70.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°44'01" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, A DISTANCE OF 40.64 FEET; THENCE SOUTH 87°05'00" EAST, A DISTANCE OF 10.68 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 17°44'49" EAST, A DISTANCE OF 39.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.01 ACRES, MORE OR LESS.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.43'	S88°44'01"W
L2	40.04'	N17°44'49"W
L3	10.68'	S87°05'00"E
L4	39.83'	S17°44'49"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST R/W LINE OF STATE ROAD A-1-A AS S17°44'49"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CL	CENTERLINE
CL.F.	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
OL	ON LINE
—	BREAK LINE
F.F.E.	FINISHED FLOOR ELEVATION

### LEGEND

R	RADIUS
Δ or D	DELTA (CENTRAL ANGLE)
A or L	ARC LENGTH
C or CH	CHORD
CB	CHORD BEARING
(R)	LINE RADIAL TO CURVE
A/C	AIR CONDITIONER
CONC.	CONCRETE
FD.	FOUND
I.P.	IRON PIPE
(M)	MEASURED
(D)	DEED
(C)	CALCULATED
(P)	PLAT
X	FENCE

SCALE 1"=30'

11-16-2023  
DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 8900



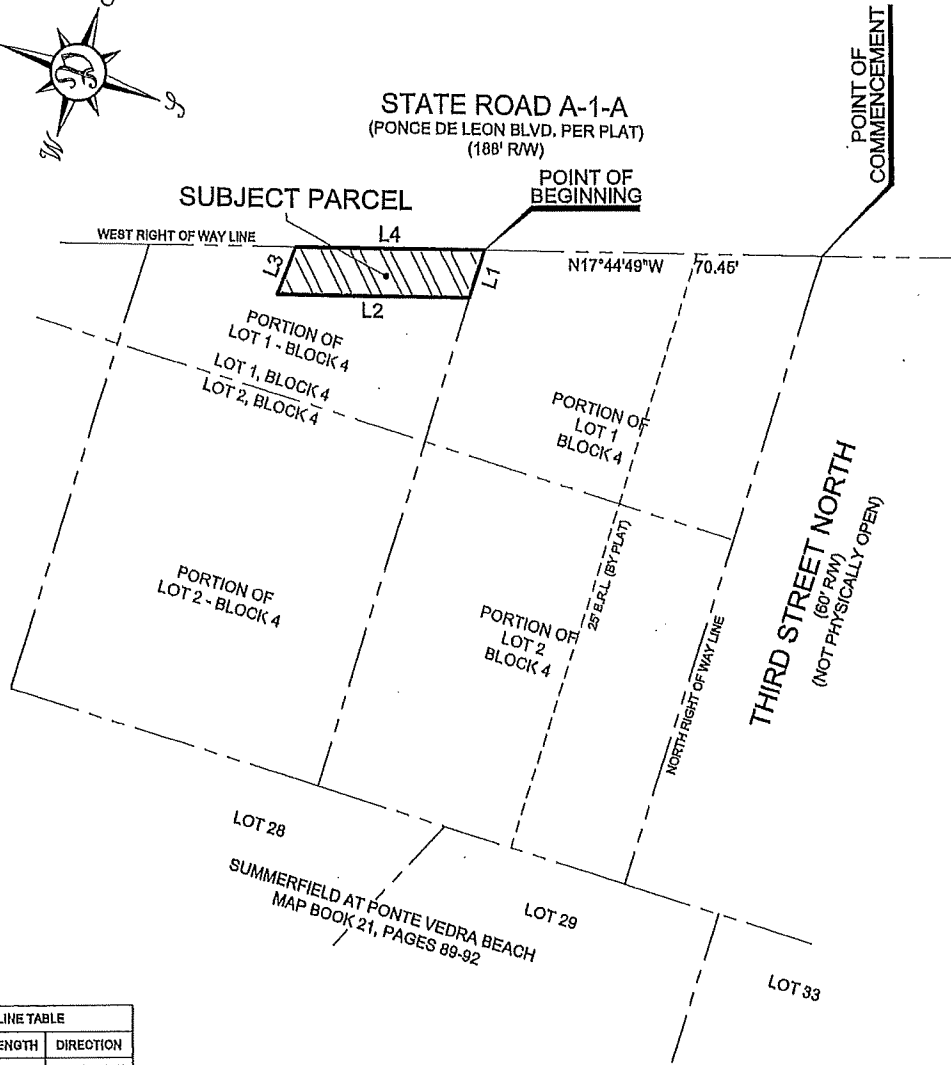
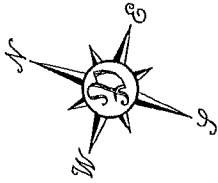
LB ~ 6715

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF LOT 1, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE NORTH 17°44'49" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 70.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°44'01" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, A DISTANCE OF 40.64 FEET; THENCE SOUTH 87°05'00" EAST, A DISTANCE OF 10.88 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 17°44'49" EAST, A DISTANCE OF 39.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.01 ACRES, MORE OR LESS.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.43'	S88°44'01"W
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L3	10.88'	S87°05'00"E
L4	39.83'	S17°44'49"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST R/W LINE OF STATE ROAD A-1-A AS S17°44'49"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LEHDER'S RESPONSIBILITY TO DETERMINE FEHA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 P.R.O. POINT OF REVERSE CURVE  
 P.O.C. POINT OF COMPOUND CURVE  
 P.R.M. PERMANENT REFERENCE MONUMENT  
 P.C.P. PERMANENT CONTROL POINT  
 B.R.L. BUILDING RESTRICTION LINE  
 C.L. CENTERLINE  
 C.L.F. CHAIN LINK FENCE  
 R.W. RIGHT-OF-WAY  
 O.R.B. OFFICIAL RECORDS BOOK  
 O.L. ON LINE  
 B.L. BREAK LINE  
 F.F.E. FINISHED FLOOR ELEVATION

### LEGEND

R RADIUS  
 $\Delta$  or  $\delta$  DELTA (CENTRAL ANGLE)  
 A or L ARC LENGTH  
 C or CH CHORD  
 CB CHORD BEARING  
 (R) LINE RADIAL TO CURVE  
 A/C AIR CONDITIONER  
 CONC. CONCRETE  
 FD. FOUND  
 I.P. IRON PIPE  
 (M) MEASURED  
 (C) CALCULATED  
 (P) PLAT  
 X FENCE

SCALE 1"=30'

11-18-2023  
 DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715



Prepared by:  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

Exhibit "B" to the Resolution  
**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 6<sup>th</sup> day of November, 2023  
by **Carlos and Kelly Lindo**, with an address of 580 A1A N. Ponte Vedra Beach Blvd.  
32082, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a  
political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, 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 & 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. The location of the  
ingress and egress area to the Easement area has been mutually agreed upon by the  
Grantor and Grantee. 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.

(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.

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.

Signed, sealed and delivered  
In the presence of:

[Signature]  
Witness Signature

[Signature]  
Print Name 580 AIA N

[Signature]  
Witness Signature

[Signature]  
Print Name 580 AIA N

By: [Signature] Kelly Lindo

Print Name: Carlos Lindo Kelly Lindo

Title: Grantors

Ponte Vedra Beach Blvd, Ponte Vedra Beach, FL 32082

Ponte Vedra Beach Blvd, Ponte Vedra Beach, FL 32082

STATE OF FL  
COUNTY OF Camino

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of April, 2023, by Michael Pryor, on behalf of Grantors, who is personally known to me or has produced Driver License as identification.

Notary Public: [Signature]  
My Commission Expires: 05/25/2025

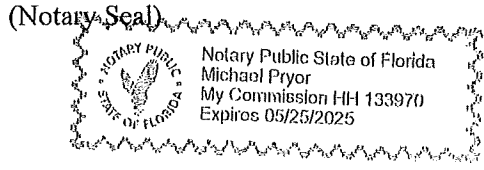
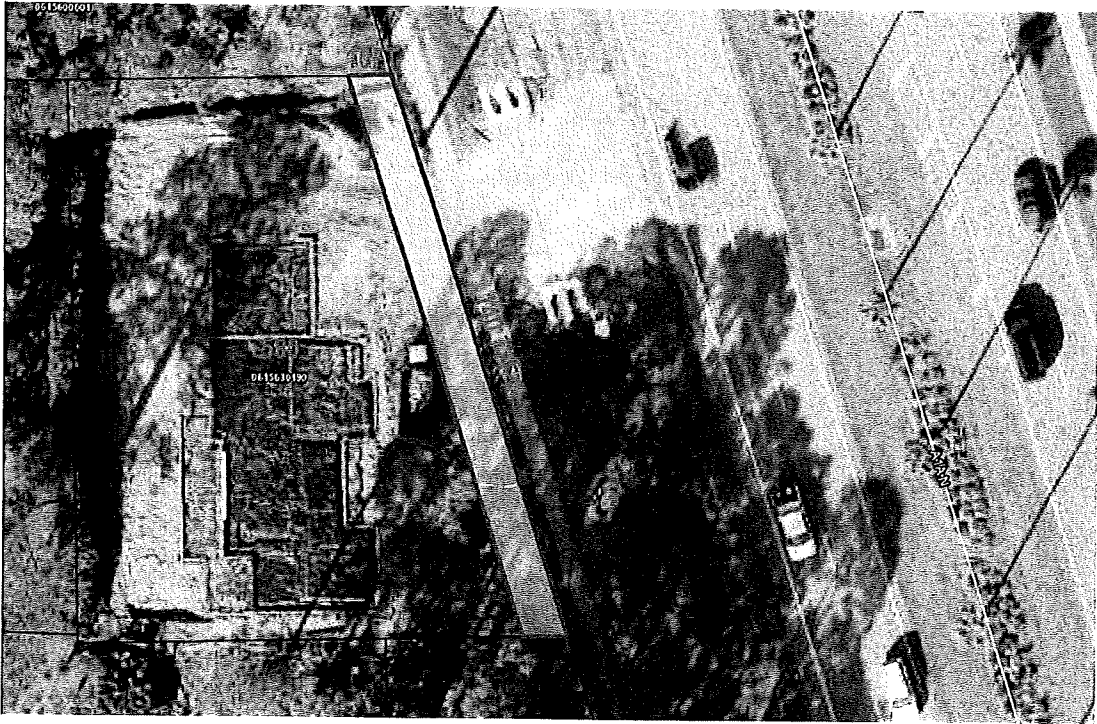


EXHIBIT "A"  
EASEMENT AREA

## EXHIBIT A



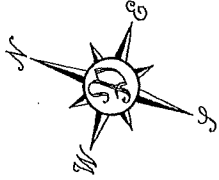
The easement is an area as seen above. It is a 10ft wide area that follows parallel to the East Lot line, from the North-East corner of the lot to the South-East corner.

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

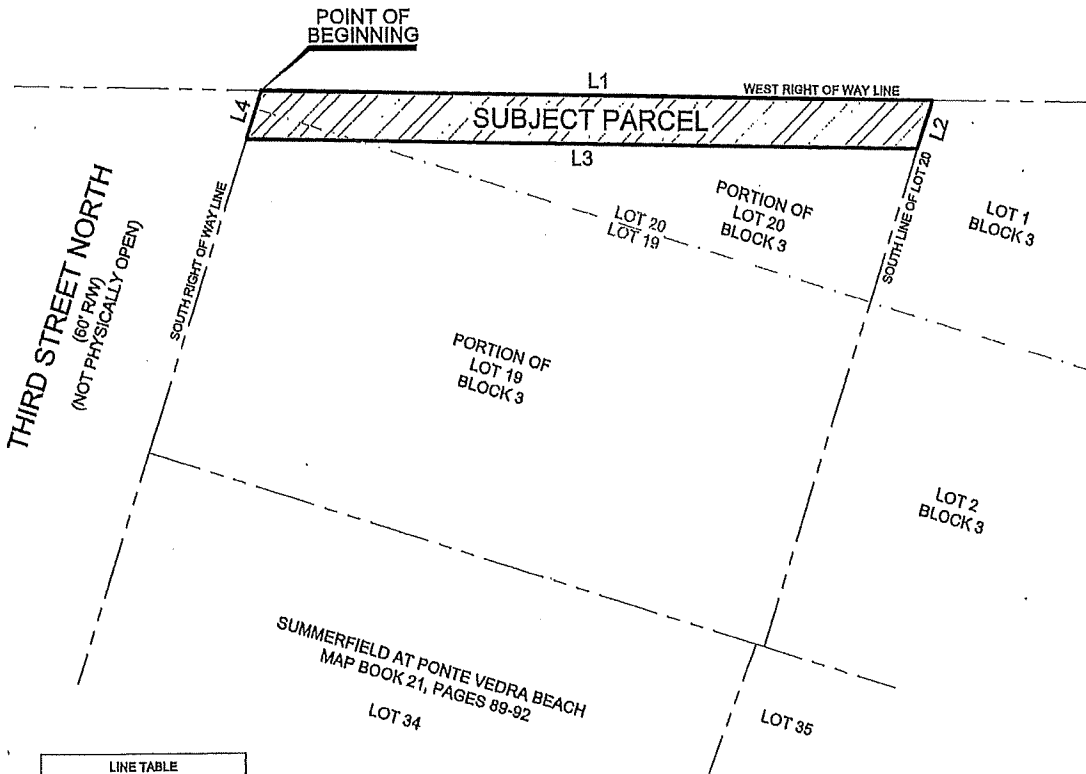
A PORTION OF LOTS 19 AND 20, BLOCK 3, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE SOUTH 17°44'49" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 140.62 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE SOUTH 88°44'01" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG LAST SAID SOUTH LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, DEPARTING LAST SAID SOUTH LINE, A DISTANCE OF 140.52 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 88°44'01" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.03 ACRES, MORE OR LESS.



**STATE ROAD A-1-A**  
(PONCE DE LEON BLVD. PER PLAT)  
(188' RW)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	140.62'	S17°44'49"E
L2	10.43'	S88°44'01"W
L3	140.52'	N17°44'49"W
L4	10.43'	N88°44'01"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RAW LINE OF STATE ROAD A-1-A AS 817°44'49"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

**LEGEND**

P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 P.R.C. POINT OF REVERSE CURVE  
 P.C.O. POINT OF COMPOUND CURVE  
 P.R.M. PERMANENT REFERENCE MONUMENT  
 P.C.P. PERMANENT CONTROL POINT  
 B.R.L. BUILDING RESTRICTION LINE  
 CL CENTERLINE  
 C.L.F. CHAIN LINK FENCE  
 RW RIGHT-OF-WAY  
 O.R.B. OFFICIAL RECORDS BOOK  
 OL ON LINE  
 BL BREAK LINE  
 F.F.E. FINISHED FLOOR ELEVATION

SCALE 1"=30'

11-17-2023  
DATE OF SKETCH

*Nathan P. Perret*  
NATHAN P. PERRET, FLA. CERT. NO. 6800

R RADIUS  
 Δ or D DELTA (CENTRAL ANGLE)  
 A or L ARC LENGTH  
 C or CH CHORD  
 CB CHORD BEARING  
 (R) LINE RADIAL TO CURVE  
 AC AIR CONDITIONER  
 CONC. CONCRETE  
 FD. FOUND  
 I.P. IRON PIPE  
 (M) MEASURED  
 (D) DEED  
 (C) CALCULATED  
 (P) PLAT  
 X FENCE



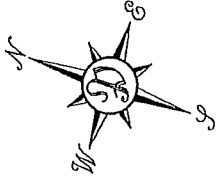
LB ~ 6715

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

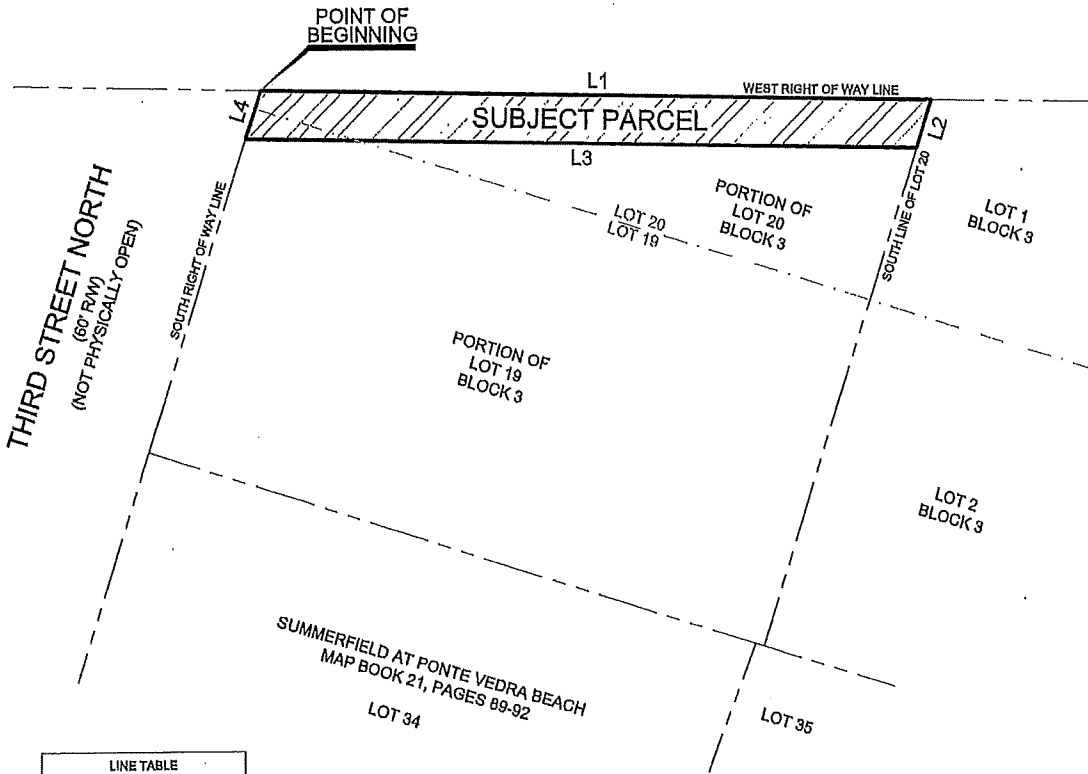
A PORTION OF LOTS 19 AND 20, BLOCK 3, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE SOUTH 17°44'49" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 140.62 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE SOUTH 88°44'01" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, DEPARTING LAST SAID SOUTH LINE, A DISTANCE OF 140.62 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 88°44'01" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.03 ACRES, MORE OR LESS.



## STATE ROAD A-1-A (PONCE DE LEON BLVD. PER PLAT) (188' RW)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	140.62'	S17°44'49"E
L2	10.43'	S88°44'01"W
L3	140.62'	N17°44'49"W
L4	10.43'	N88°44'01"E

# PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RW LINE OF STATE ROAD A-1-A AS S17°44'49"E, PER MAD03 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

### LEGEND

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.O.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.R.M.	PERMANENT REFERENCE MONUMENT	CB	CHORD BEARING
P.C.P.	PERMANENT CONTROL POINT	(R)	LINE RADIAL TO CURVE
B.R.L.	BUILDING RESTRICTION LINE	AO	AIR CONDITIONER
C.L.	CENTERLINE	CONG.	CONCRETE
C.L.F.	CHAIN LINK FENCE	FD.	FOUND
R.W.	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
OL	ON LINE	(D)	DEED
— —	BREAK LINE	(C)	CALCULATED
F.F.E.	FINISHED FLOOR ELEVATION	(P)	PLAT
		(F)	FENCE

SCALE 1"=30'

11-17-2023

DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6800



LB ~ 6715

Exhibit "C" to the Resolution  
**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 20 day of November, 2023 by  
ATA Capital LLC, with an address of  
1419 4<sup>th</sup> Ave N, Jacksonville Beach, FL 32250, hereinafter called "Grantor" to  
**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose  
address is 4020 Lewis Speedway, 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 & 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. The location of the  
ingress and egress area to the Easement area has been mutually agreed upon by the Grantor  
and Grantee. 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.

(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.

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.

Signed, sealed and delivered  
In the presence of:

[Signature]  
Witness Signature

By: [Signature]

[Signature]  
Print Name

Print Name: ROSS FANTI

1419 4th Ave N  
Jacksonville Beach, FL 32250

Title MANAGING MEMBER

[Signature]  
Witness Signature

Kimberly G. Carmichael  
Print Name 1419 4th Ave N  
Jacksonville Beach, FL 32250

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of November, 2023, by Ross Fanti, on behalf of ATA Capital LLC, who is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)

Notary Public: [Signature]  
My Commission Expires: 2/6/24

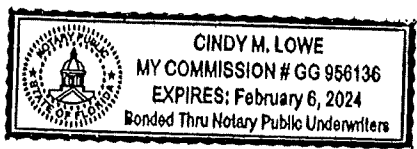


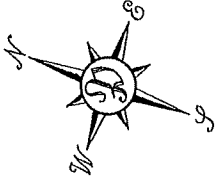
EXHIBIT "A"  
EASEMENT AREA

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF LOT 1, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

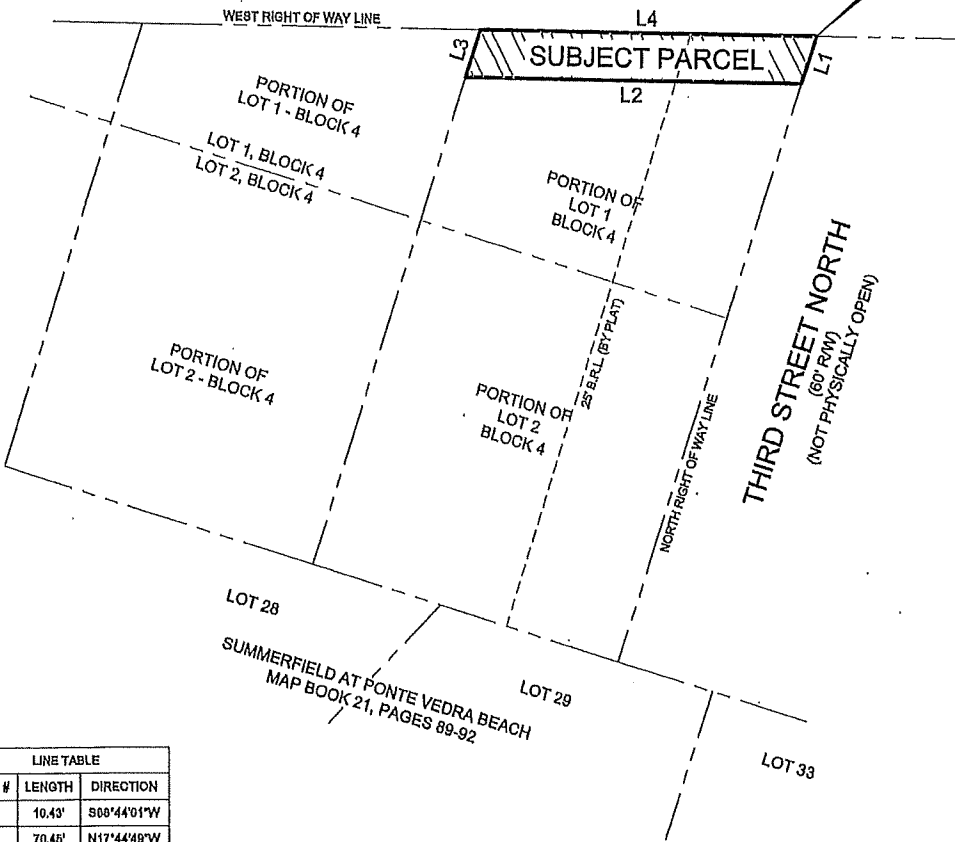
BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE SOUTH 88°44'01" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.45 FEET; THENCE NORTH 88°44'01" EAST, A DISTANCE OF 10.43 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 17°44'49" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 70.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.02 ACRES, MORE OR LESS.



STATE ROAD A-1-A  
(PONCE DE LEON BLVD, PER PLAT)  
(188' RW)

POINT OF BEGINNING



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.43'	S88°44'01"W
L2	70.45'	N17°44'49"W
L3	10.43'	N88°44'01"E
L4	70.45'	S17°44'49"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 806-0030

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RWY LINE OF STATE ROAD A-1-A AS B17°44'49" E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 P.R.C. POINT OF REVERSE CURVE  
 P.O.C. POINT OF COMPOUND CURVE  
 P.R.M. PERMANENT REFERENCE MONUMENT  
 P.C.P. PERMANENT CONTROL POINT  
 B.R.L. BUILDING RESTRICTION LINE  
 CL CENTERLINE  
 C.L.F. CHAIN LINK FENCE  
 R.W. RIGHT-OF-WAY  
 O.R.B. OFFICIAL RECORDS BOOK  
 O.L. ON LINE  
 -|- BREAK LINE  
 F.F.E. FINISHED FLOOR ELEVATION

### LEGEND

R RADIUS  
 Δ or D DELTA (CENTRAL ANGLE)  
 A or L ARO LENGTH  
 C or CH CHORD  
 CB CHORD BEARING  
 (R) LINE RADIAL TO CURVE  
 A/C AIR CONDITIONER  
 CONC. CONCRETE  
 FD. FOUND  
 I.P. IRON PIPE  
 MEASURED MEASURED  
 DEED DEED  
 CALCULATED CALCULATED  
 PLAT PLAT  
 FENCE FENCE

SCALE 1"=30'

11-16-2023

DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900



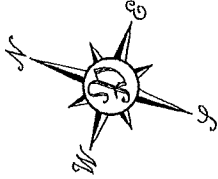
LB ~ 6715

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

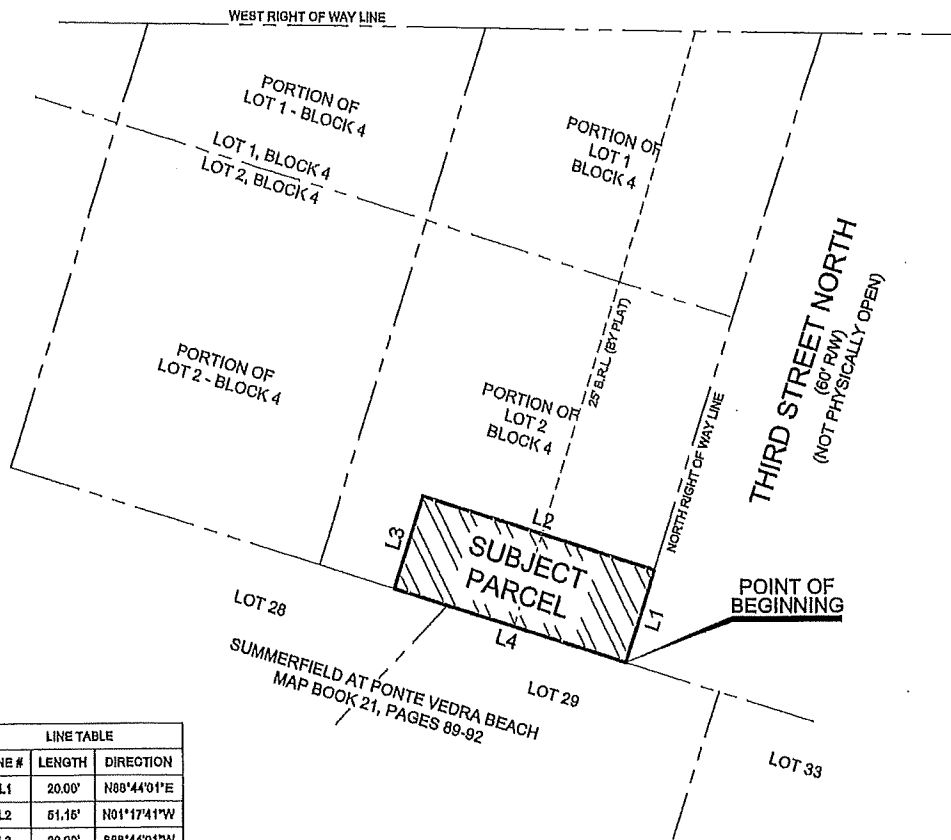
A PORTION OF LOT 2, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°44'01" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 01°17'41" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 51.16 FEET; THENCE SOUTH 88°44'01" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 01°17'41" EAST, ALONG SAID WEST LINE, A DISTANCE OF 51.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.02 ACRES, MORE OR LESS.



STATE ROAD A-1-A  
(PONCE DE LEON BLVD. PER PLAT)  
(188' R/W)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	N88°44'01"E
L2	51.16'	N01°17'41"W
L3	20.00'	S88°44'01"W
L4	51.16'	S01°17'41"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### GENERAL NOTES:

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### LEGEND

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.R.M.	PERMANENT REFERENCE MONUMENT	CB	CHORD BEARING
P.C.P.	PERMANENT CONTROL POINT	(R)	LINE RADIAL TO CURVE
B.R.L.	BUILDING RESTRICTION LINE	AC	AIR CONDITIONER
CL	CENTERLINE	CONG.	CONCRETE
C.L.F.	CHAIN LINK FENCE	FD.	FOUND
R/W	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
OL	ON LINE	(D)	DEED
—	BREAK LINE	(C)	CALCULATED
F.F.E.	FINISHED FLOOR ELEVATION	(P)	PLAT
		(X)	FENCE

SCALE 1"=30'

11-16-2023  
DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6800



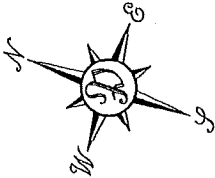
LB ~ 6715

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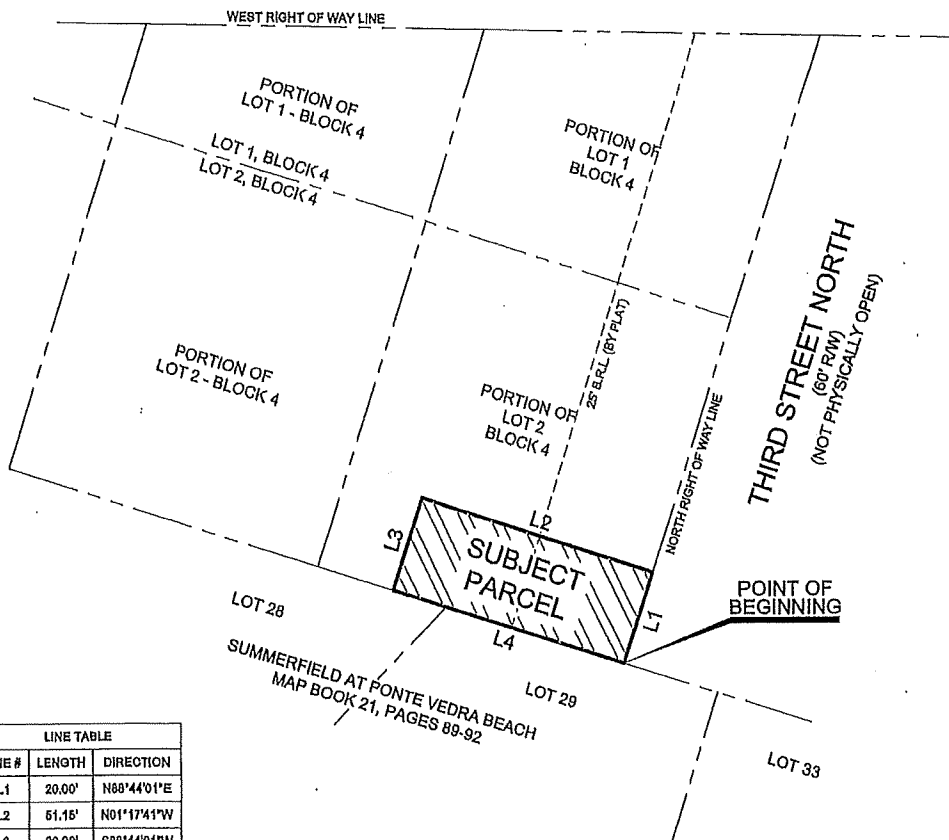
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SAID LANDS CONTAINING 0.02 ACRES, MORE OR LESS.



STATE ROAD A-1-A  
(PONCE DE LEON BLVD. PER PLAT)  
(188' R/W)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	N88°44'01"E
L2	51.15'	N01°17'41"W
L3	20.00'	S88°44'01"W
L4	51.15'	S01°17'41"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 806-0030

### GENERAL NOTES:

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### LEGEND

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P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
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P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.R.M.	PERMANENT REFERENCE MONUMENT	CB	CHORD BEARING
P.C.P.	PERMANENT CONTROL POINT	(R)	LINE RADIAL TO CURVE
B.R.L.	BUILDING RESTRICTION LINE	AO	AIR CONDITIONER
CL	CENTERLINE	CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE	FD	FOUND
R/W	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
OL	ON LINE	(D)	DEED
BL	BREAK LINE	(C)	CALCULATED
F.F.E.	FINISHED FLOOR ELEVATION	(P)	PLAY
		X	FENCE

SCALE 1"=30'

11-16-2023

DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900



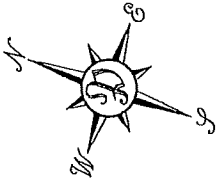
LB ~ 6715

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF LOT 1, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

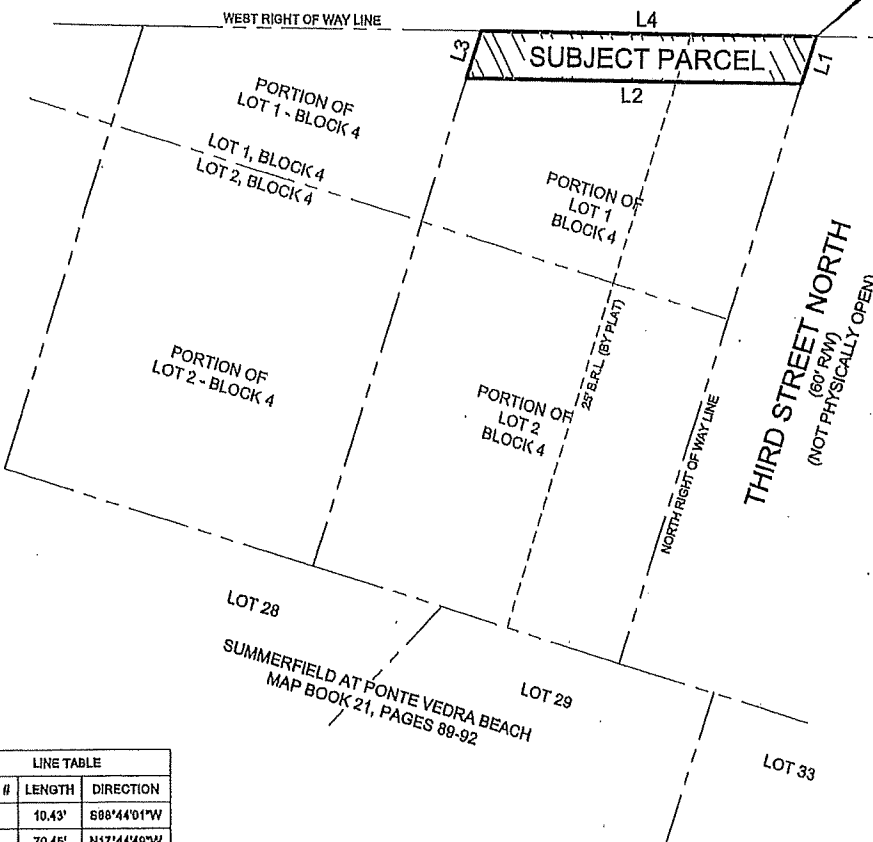
BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE SOUTH 88°44'01" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.46 FEET; THENCE NORTH 88°44'01" EAST, A DISTANCE OF 10.43 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 17°44'49" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 70.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.02 ACRES, MORE OR LESS.



STATE ROAD A-1-A  
(PONCE DE LEON BLVD. PER PLAT)  
(188' R/W)

POINT OF BEGINNING



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.43'	S88°44'01"W
L2	70.46'	N17°44'49"W
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L4	70.46'	S17°44'49"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST R/W LINE OF STATE ROAD A-1-A AS 817°44'49"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
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### LEGEND

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
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B.R.L.	BUILDING RESTRICTION LINE	A/O	AIR CONDITIONER
CA	CENTERLINE	CONC.	CONCRETE
O.L.F.	CHAIN LINK FENCE	FD.	FOUND
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OL	ON LINE	(D)	DEED
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F.F.E.	FINISHED FLOOR ELEVATION	(P)	PLAT
		(X)	FENCE

SCALE 1"=30'

11-16-2023

DATE OF SKETCH

*Nathan P. Perret*

NATHAN P. PERRET, FLA. CERT. NO. 6800



LB ~ 6715

Exhibit "D" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT  
3F - CLOSEOUT - BILL OF SALE

PROJECT: PINNACLE A1A LOT

ATA CAPITAL, LLC, 1419 4TH AVE N, JACKSONVILLE BEACH, FL 32250

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 28<sup>TH</sup> of NOVEMBER, 2023.

WITNESS:

Clay Watterson  
Witness Signature

Clay Watterson  
Witness Print Name

OWNER:

Ross Fanti  
Owner Signature

ROSS FANTI  
Owner Print Name

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 28<sup>TH</sup> day of NOVEMBER, 2023, by

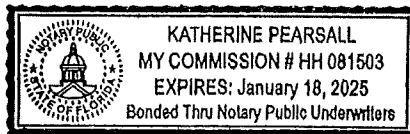
ROSS FANTI as MANAGING MEMBER for  
ATA CAPITAL, LLC.

Katherine L Pearsall

Notary Public

My Commission Expires: JAN. 18, 2025

Personally Known or Produced Identification  
Type of Identification Produced





**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name:	Pinnacle A1A Lot			
Contractor:	Atlantic Site & Marine, Inc.			
Developer:	ATA Capital, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
4" DR 11 HDPE Pipe	LF	288	\$ 11.15	\$ 3,211.20
4" C900 DR 18 PVC Pipe	LF	189	\$ 6.86	\$ 1,296.54
2" SDR 9 Blue Poly Pipe	LF	131	\$ 2.53	\$ 331.43
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
4" MJ Gate Valve (Tapping Valve)	Ea	1	\$ 875.05	\$ 875.05
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
2" Flushing Hydrant Assembly	Ea	2	\$ 1,397.50	\$ 2,795.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Water Meter Box/Service	Ea	3	\$ 417.91	\$ 1,253.73
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 9,762.95</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name:	Pinnacle A1A Lot			
Contractor:	Atlantic Site & Marine, Inc.			
Developer:	ATA Capital, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" SDR 9 Poly Pipe	LF	663	\$ 2.53	\$ 1,677.39
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" Emergency Pump Out (2" GV w/ Box & Cover)	Ea	2	\$ 600.93	\$ 1,201.86
2" FM Sewer Service (2" GV Box & Cover)	Ea	3	\$ 997.60	\$ 2,992.80
	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	1	\$ 5,418.14	\$ 5,418.14
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>\$</b>	<b>11,290.19</b>



Exhibit "E" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3C - CLOSEOUT - RELEASE OF LIEN**  
**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum

\$ 21,053.14

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

NOVEMBER 28, 2023 to ATA CAPITAL, LLC  
 Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

PINNACLE A1A LOT

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 28<sup>TH</sup> day of NOVEMBER, 2023

WITNESS:

Clay Watterson  
 Witness Signature  
Clay Watterson  
 Print Witness Name

CONTRACTOR:

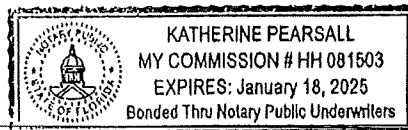
Will English  
 Lienor's Signature  
Will English  
 Print Lienor's Name

STATE OF FLORIDA  
 COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>TH</sup> day of NOVEMBER, 2023, by WILL ENGLISH as CEO for ATLANTIC SITE & MARINE.

Katherine J. Pearsall  
 Notary Public  
 My Commission Expires:

Personally Known or Produced Identification Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - WATER**

Project Name:	Pinnacle A1A Lot			
Contractor:	Atlantic Site & Marine, Inc.			
Developer:	ATA Capital, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
4" DR 11 HDPE Pipe	LF	288	\$ 11.15	\$ 3,211.20
4" C900 DR 18 PVC Pipe	LF	189	\$ 6.86	\$ 1,296.54
2" SDR 9 Blue Poly Pipe	LF	131	\$ 2.53	\$ 331.43
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
4" MJ Gate Valve (Tapping Valve)	Ea	1	\$ 875.05	\$ 875.05
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
2" Flushing Hydrant Assembly	Ea	2	\$ 1,397.50	\$ 2,795.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Water Meter Box/Service	Ea	3	\$ 417.91	\$ 1,253.73
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 9,762.95</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name:	Pinnacle A1A Lot			
Contractor:	Atlantic Site & Marine, Inc.			
Developer:	ATA Capital, LLC			

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" SDR 9 Poly Pipe	LF	663	\$ 2.53	\$ 1,677.39
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" Emergency Pump Out (2" GV w/ Box & Cover)	Ea	2	\$ 600.93	\$ 1,201.86
2" FM Sewer Service (2" GV Box & Cover)	Ea	3	\$ 997.60	\$ 2,992.80
	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	1	\$ 5,418.14	\$ 5,418.14
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>11,290.19</b>

Exhibit "F" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3E - CLOSEOUT - WARRANTY**

Date: 11/27/23  
Project Title: Pinnacle AIA Lot  
FROM: Atlantic Site & Marine, Inc.  
Contractor's Name  
Address: 5159 Thornden Rd.  
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:**

Clay Watterson VP of Pre-Construction Clay Watterson  
Print Contractor's Name Contractor's Signature

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_  
on-line notarization, this 27<sup>th</sup> day of NOVEMBER, 20 23, by  
Clay Watterson as VP of Preconstruction for  
Atlantic Site & Marine.



Katherine L Pearsall  
Notary Public  
My Commission Expires: JAN. 18, 2025

Personally Known or Produced Identification  
Type of Identification Produced

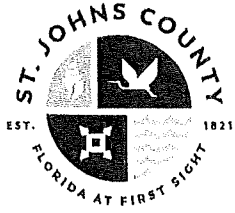


Exhibit "G" to the Resolution  
**ST. JOHNS COUNTY**  
**UTILITIES**  
1205 State Road 16  
St. Augustine, Florida 32084

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

---

**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** September 23, 2024  
**SUBJECT:** Pinnacle A1A (ASBULT 2024000085)

St. Johns County Utility Department has reviewed and approved the Easements, Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Pinnacle A1A.

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.

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

PROJECT: PINNACLE A1A LOT

ATA CAPITAL, LLC, 1419 4TH AVE N, JACKSONVILLE BEACH, FL 32250

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.

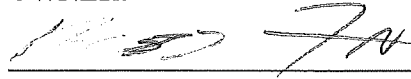
IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 28<sup>TH</sup> of NOVEMBER, 2023.

WITNESS:

  
Witness Signature

Clay Watterson  
Witness Print Name

OWNER:

  
Owner Signature

ROSS FANTI  
Owner Print Name

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 28<sup>TH</sup> day of NOVEMBER, 2023, by

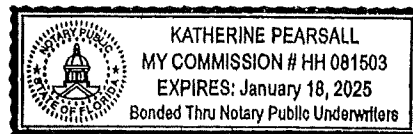
ROSS FANTI as MANAGING MEMBER for  
ATA CAPITAL, LLC.

Katherine L Pearsall

Notary Public

My Commission Expires: JAN. 18, 2025

Personally Known or Produced Identification  
Type of Identification Produced







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

The undersigned lienor, in consideration of the sum

\$ 21,053.14

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

NOVEMBER 28, 2023 to ATA CAPITAL, LLC  
Date (Developer's/Owner's Name)

to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR

PINNAACLE A1A LOT”

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 28<sup>TH</sup> day of NOVEMBER, 2023

WITNESS:

*Clay Watterson*  
Witness Signature  
Clay Watterson  
Print Witness Name

CONTRACTOR:

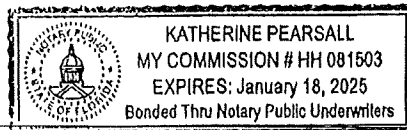
*Will English*  
Lienor's Signature  
Will English  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

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*Katherine J. Pearsall*  
Notary Public  
My Commission Expires:

Personally Known or Produced Identification Type of Identification Produced



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

Date: 11/27/23  
Project Title: Pinnacle AIA Lot  
FROM: Atlantic Site & Marine, Inc.  
Contractor's Name  
Address: 5159 Thornden Rd.  
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.

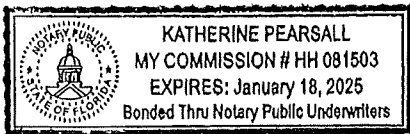
The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

Clay Watterson VP of Pre-Construction Clay Watterson  
Print Contractor's Name Contractor's Signature

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_  
on-line notarization, this 27<sup>th</sup> day of NOVEMBER, 20 23, by  
Clay Watterson as VP of Pre-Construction for  
Atlantic Site & Marine.



Katherine L Pearsall  
Notary Public  
My Commission Expires: JAN. 18, 2025

Personally Known or Produced Identification  
Type of Identification Produced

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - WATER**

Project Name:	Pinnacle A1A Lot			
Contractor:	Atlantic Site & Marine, Inc.			
Developer:	ATA Capital, LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
4" DR 11 HDPE Pipe	LF	288	\$ 11.15	\$ 3,211.20
4" C900 DR 18 PVC Pipe	LF	189	\$ 6.86	\$ 1,296.54
2" SDR 9 Blue Poly Pipe	LF	131	\$ 2.53	\$ 331.43
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
4" MJ Gate Valve (Tapping Valve)	Ea	1	\$ 875.05	\$ 875.05
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
2" Flushing Hydrant Assembly	Ea	2	\$ 1,397.50	\$ 2,795.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Water Meter Box/Service	Ea	3	\$ 417.91	\$ 1,253.73
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 9,762.95</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - SEWER**

Project Name:	Pinnacle A1A Lot			
Contractor:	Atlantic Site & Marine, Inc.			
Developer:	ATA Capital, LLC			

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" SDR 9 Poly Pipe	LF	663	\$ 2.53	\$ 1,677.39
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
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2" FM Sewer Service (2" GV Box & Cover)	Ea	3	\$ 997.60	\$ 2,992.80
	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	1	\$ 5,418.14	\$ 5,418.14
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>11,290.19</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
ASSET MANAGEMENT  
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name:	Pinnacle A1A Lot
Contractor:	Atlantic Site & Marine, Inc.
Developer:	ATA Capital, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>			<b>\$</b>	<b>-</b>

## EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 20 day of November, 2023 by  
ATA Capital LLC, with an address of  
1419 4<sup>th</sup> Ave N, Jacksonville Beach, FL 32250, hereinafter called "Grantor" to  
**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose  
address is 4020 Lewis Speedway, 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 & 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. 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.

(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.

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.

Signed, sealed and delivered  
In the presence of:

[Signature]

Witness Signature

Brian Fanti

Print Name

By: [Signature]

Print Name: ROSS FANTI

Title: MANAGING MEMBER

[Signature]

Witness Signature

Kimberly G. Permar

Print Name

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of November, 2023, by Ross Fanti, on behalf of ATA Capital LLC, who is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)

Notary Public: Cindy M. Lowe  
My Commission Expires: 2/6/24

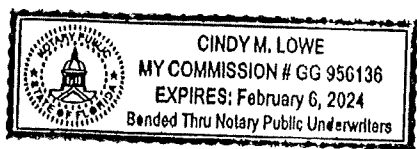




EXHIBIT "A"

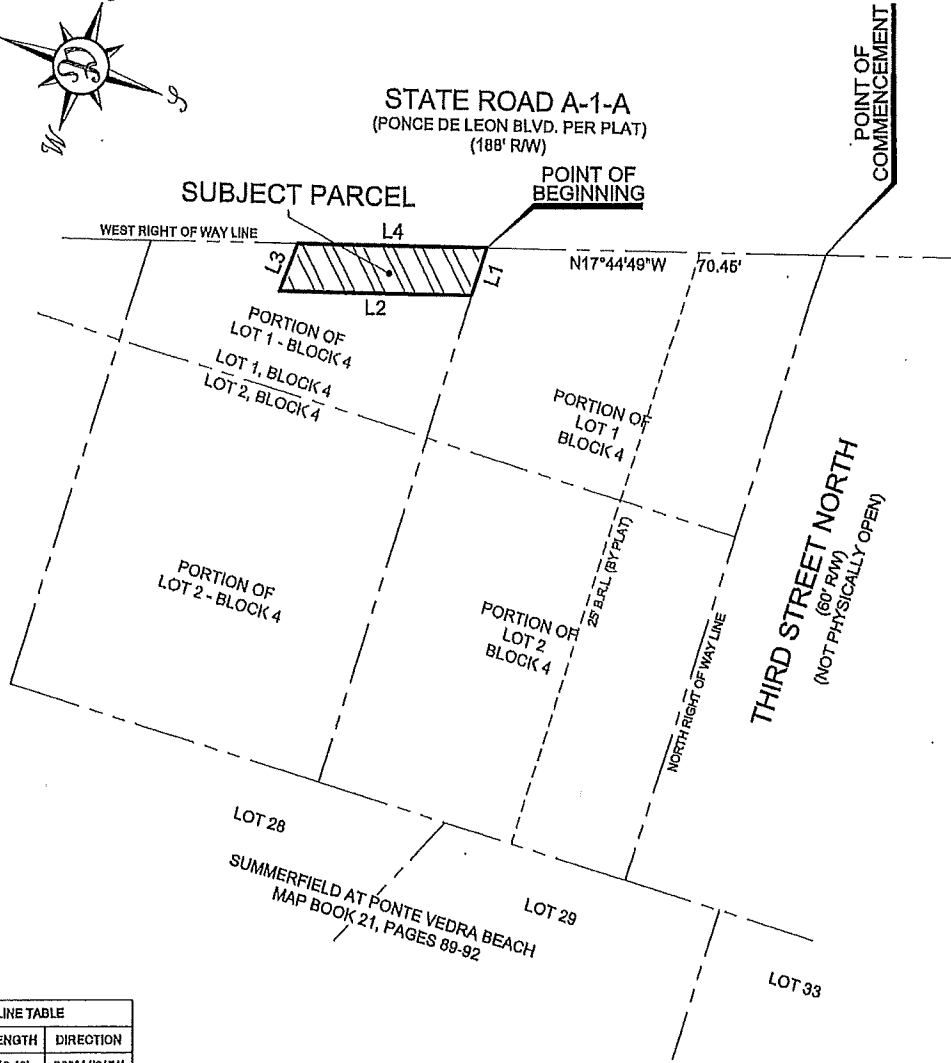
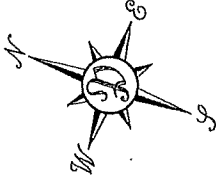
EASEMENT AREA

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF LOT 1, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 8, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE NORTH 17°44'49" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 70.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°44'01" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, A DISTANCE OF 40.84 FEET; THENCE SOUTH 87°05'00" EAST, A DISTANCE OF 10.88 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 17°44'49" EAST, A DISTANCE OF 39.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.01 ACRES, MORE OR LESS.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.43'	S88°44'01"W
L2	40.84'	N17°44'49"W
L3	10.88'	S87°05'00"E
L4	39.83'	S17°44'49"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 806-0030

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RAW LINE OF STATE ROAD A-1-A, AS S17°44'49"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE  
 P.T. POINT OF TANGENCY  
 P.R.C. POINT OF REVERSE CURVE  
 P.C.C. POINT OF CURVING CURVE  
 P.R.M. PERMANENT REFERENCE MONUMENT  
 P.O.P. PERMANENT CONTROL POINT  
 B.R.L. BUILDING RESTRICTION LINE  
 C.L. CENTERLINE  
 O.L.F. CHAIN LINK FENCE  
 R.W. RIGHT-OF-WAY  
 O.R.B. OFFICIAL RECORDS BOOK  
 O.L. ON LINE  
 B.L. BREAK LINE  
 F.F.E. FINISHED FLOOR ELEVATION

SCALE 1"=30'

11-18-2023

DATE OF SKETCH

**LEGEND**

R RADIUS  
 Δ or D DELTA (CENTRAL ANGLE)  
 A or L ARC LENGTH  
 C or CH CHORD  
 CB CHORD BEARING  
 L.R. LINE RADIAL TO CURVE  
 A/C AIR CONDITIONER  
 CONC. CONCRETE  
 FD. FOUND  
 I.P. IRON PIPE  
 (M) MEASURED  
 (D) DEED  
 (C) CALCULATED  
 (P) PLAT  
 FENCE FENCE



LB ~ 6715

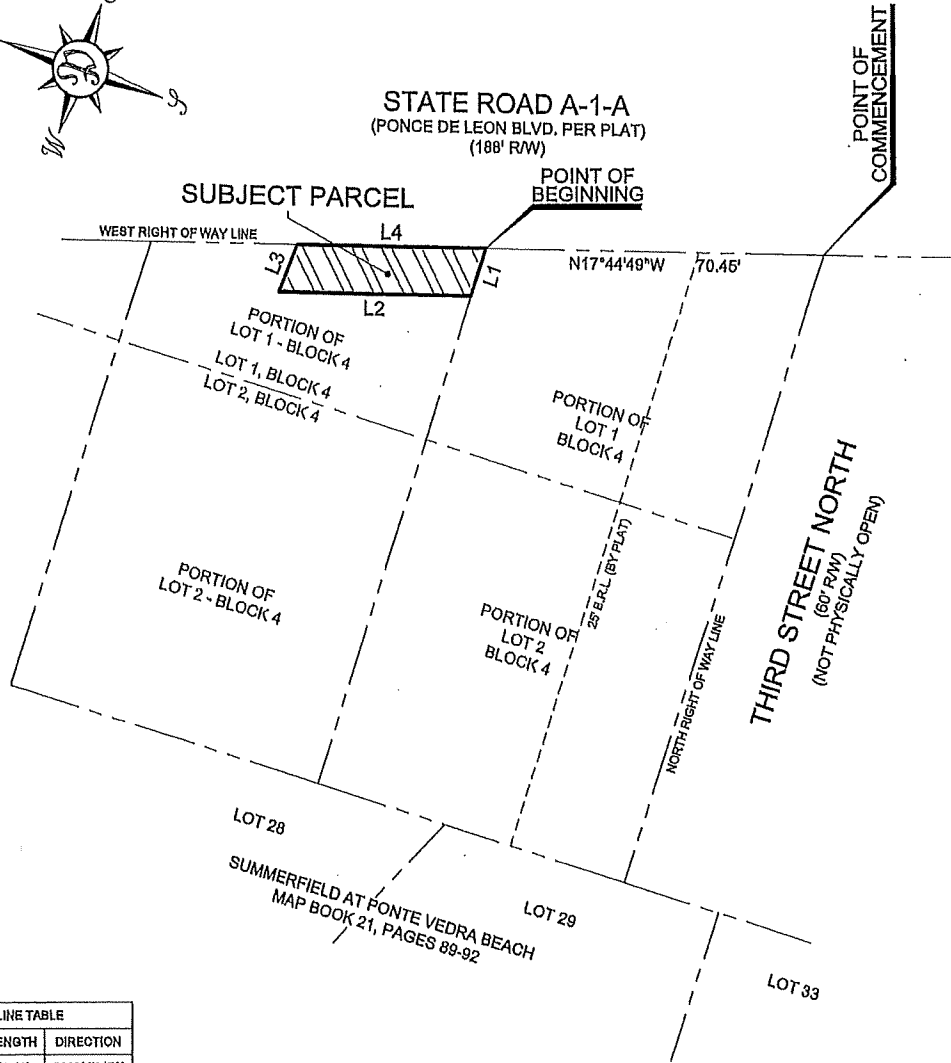
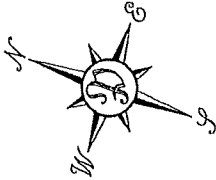
NATHAN P. PERRET, FLA. CERT. NO. 6800

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF LOT 1, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE NORTH 17°44'49" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 70.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°44'01" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, A DISTANCE OF 40.84 FEET; THENCE SOUTH 87°05'00" EAST, A DISTANCE OF 10.68 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 17°44'49" EAST, A DISTANCE OF 39.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.01 ACRES, MORE OR LESS.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.43'	S88°44'01"W
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L3	10.68'	S87°05'00"E
L4	39.83'	S17°44'49"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RW LINE OF STATE ROAD A-1-A AS S17°44'49"E PER MADS (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

- LEGEND**
- P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.R.O. POINT OF REVERSE CURVE
  - P.O.C. POINT OF COMPOUND CURVE
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.C.P. PERMANENT CONTROL POINT
  - B.R.L. BUILDING RESTRICTION LINE
  - CL CENTERLINE
  - CL.F. CHAIN LINK FENCE
  - RAW RIGHT-OF-WAY
  - O.R.B. OFFICIAL RECORDS BOOK
  - OL ON LINE
  - BL BREAK LINE
  - F.F.E. FINISHED FLOOR ELEVATION

SCALE 1"=30'

11-16-2023

DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900

- R RADIUS
- Δ or δ DELTA (CENTRAL ANGLE)
- A or L ARC LENGTH
- C or CH CHORD
- CB CHORD BEARING
- (R) LINE RADIAL TO CURVE
- AC CONC. AIR CONDITIONER
- FD. FOUND
- I.P. IRON PIPE
- (M) MEASURED
- (D) DEED
- (C) CALCULATED
- (P) PLAT
- (F) FENCE



LB ~ 6715

Prepared by:  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

## EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 1<sup>st</sup> day of November, 2023 by **Carlos and Kelly Lindo**, with an address of 580 A1A N, Ponte Vedra Beach Blvd, 32082, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, 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 and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. 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.

(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.

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.

Signed, sealed and delivered  
In the presence of:

[Signature]  
Witness Signature

Michael Pryor  
Print Name

Cameron Progett  
Witness Signature

Cameron Progett  
Print Name

By: [Signature] Kelly Lindo

Print Name: Carlos Lindo Kelly Lindo

Title: Grantors

STATE OF FL  
COUNTY OF Camino

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of Nov, 2023, by Michael Pryor, on behalf of Grantors who is personally known to me or has produced Driver License as identification.

Notary Public: [Signature]  
My Commission Expires: 05/25/2025

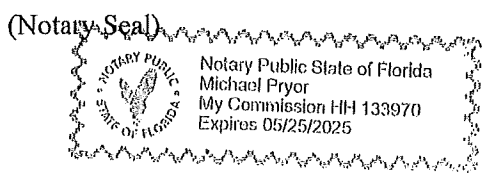
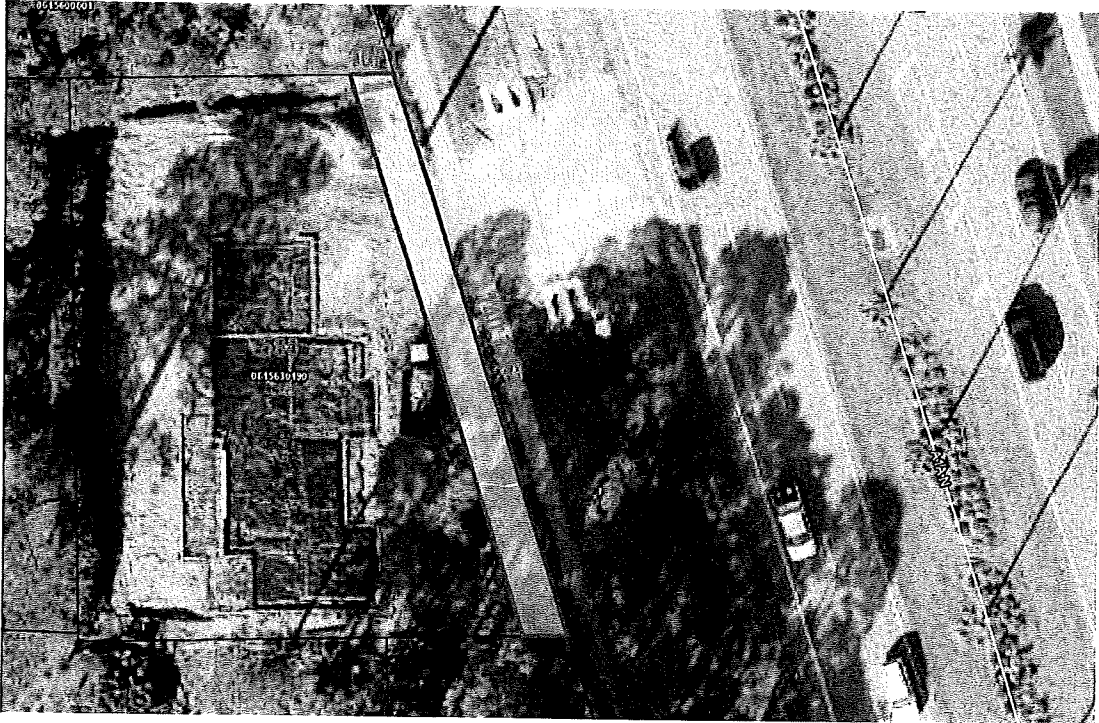


EXHIBIT "A"  
EASEMENT AREA

## EXHIBIT A



The easement is an area as seen above. It is a 10ft wide area that follows parallel to the East Lot line, from the North-East corner of the lot to the South-East corner.

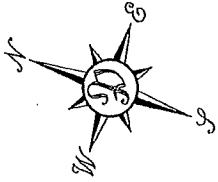


# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

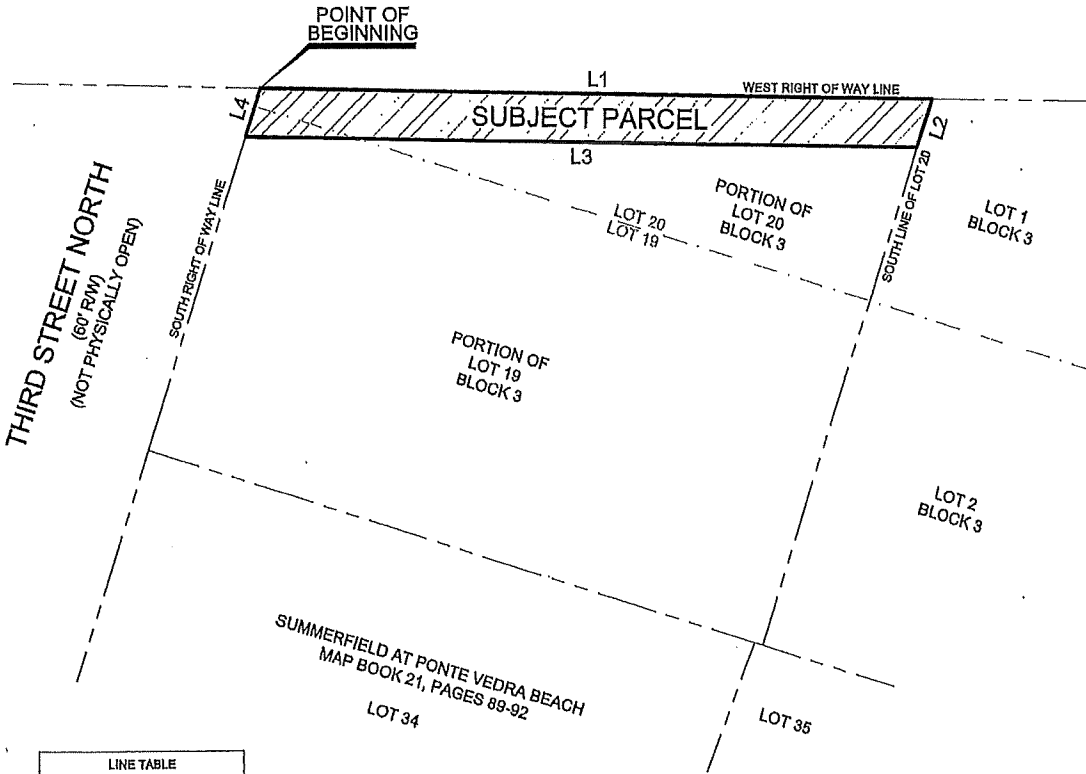
A PORTION OF LOTS 19 AND 20, BLOCK 3, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE SOUTH 17°44'49" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 140.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE SOUTH 88°44'01" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG LAST SAID SOUTH LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, DEPARTING LAST SAID SOUTH LINE, A DISTANCE OF 140.52 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 88°44'01" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.03 ACRES, MORE OR LESS.



## STATE ROAD A-1-A (PONCE DE LEON BLVD. PER PLAT) (188' R/W)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	140.52'	S17°44'49"E
L2	10.43'	S88°44'01"W
L3	140.52'	N17°44'49"W
L4	10.43'	N88°44'01"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (804) 805-0030

- GENERAL NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST R/W LINE OF STATE ROAD A-1-A AS S17°44'49"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
  - THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
  - THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
  - IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

**LEGEND**

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.O.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.R.M.	PERMANENT REFERENCE MONUMENT	CB	CHORD BEARING
P.C.P.	PERMANENT CONTROL POINT	(R)	LINE RADIAL TO CURVE
B.R.L.	BUILDING RESTRICTION LINE	AC	AIR CONDITIONER
CL	CENTERLINE	CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE	FD	FOUND
R/W	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
OL	ON LINE	(D)	DEED
BL	BREAK LINE	(C)	CALCULATED
F.F.E.	FINISHED FLOOR ELEVATION	(P)	PLAT
		X	FENCE

SCALE 1"=30'

11-17-2023  
DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6800

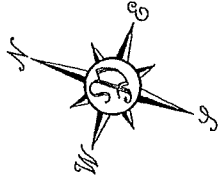


# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

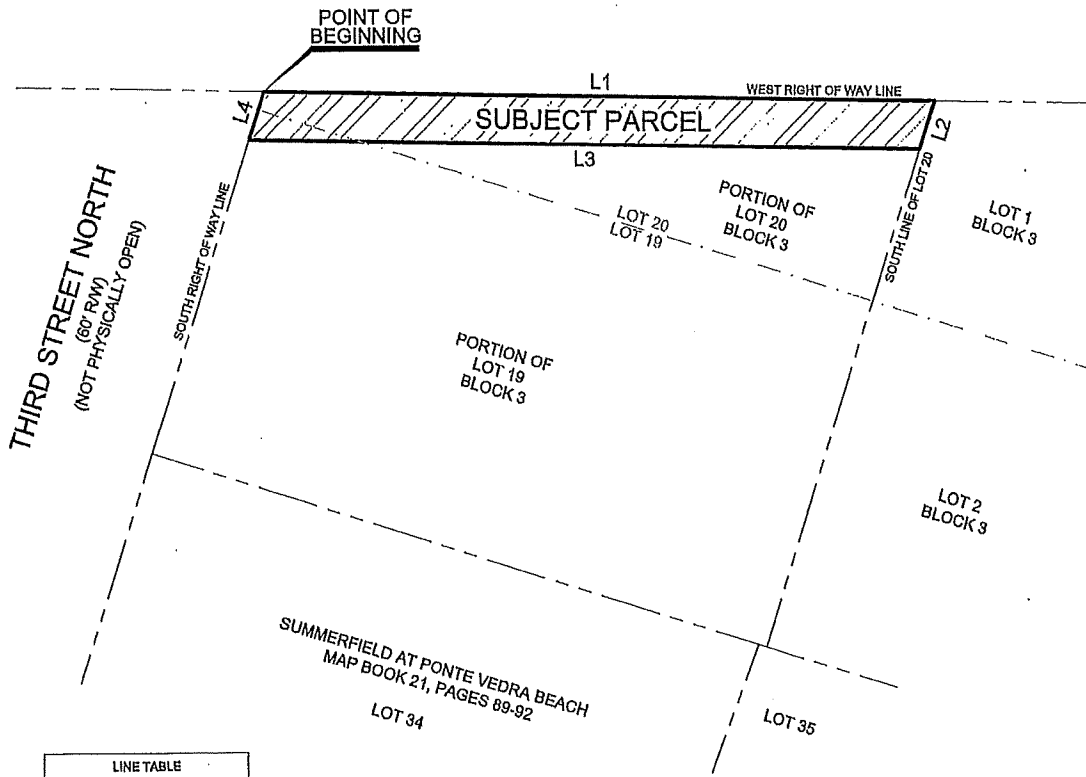
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BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE SOUTH 17°44'49" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 140.62 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20; THENCE SOUTH 88°44'01" WEST, DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG LAST SAID SOUTH LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, DEPARTING LAST SAID SOUTH LINE, A DISTANCE OF 140.62 FEET TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 88°44'01" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.03 ACRES, MORE OR LESS.



**STATE ROAD A-1-A**  
(PONCE DE LEON BLVD. PER PLAT)  
(188' RW)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	140.62'	S17°44'49"E
L2	10.43'	S88°44'01"W
L3	140.62'	N17°44'49"W
L4	10.43'	N88°44'01"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

**GENERAL NOTES:**

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RW LINE OF STATE ROAD A-1-A AS S17°44'49"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
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- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FENSA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

**LEGEND**

P.O.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	Q or CH	CHORD
P.R.M.	PERMANENT REFERENCE MONUMENT	CB	CHORD BEARING
P.C.P.	PERMANENT CONTROL POINT	(R)	LINE RADIAL TO CURVE
B.R.L.	BUILDING RESTRICTION LINE	AO	AIR CONDITIONER
CL	CENTERLINE	CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE	FD.	FOUND
RW	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
OL	ON LINE	(D)	DEED
BL	BREAK LINE	(C)	CALCULATED
F.F.E.	FINISHED FLOOR ELEVATION	(P)	PLAT
		X	FENCE

SCALE 1"=30'

11-17-2023  
DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6800



LB ~ 6715

## EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 20 day of November, 2023 by  
ATA Capital LLC, with an address of  
1419 4<sup>th</sup> Ave N, Jacksonville Beach, FL 32250, hereinafter called "Grantor" to  
**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose  
address is 4020 Lewis Speedway, 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 & 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. The location of the  
ingress and egress area to the Easement area has been mutually agreed upon by the Grantor  
and Grantee. 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.

(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.

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.

Signed, sealed and delivered  
In the presence of:

[Signature]

Witness Signature

Brent Pincus

Print Name

[Signature]

Witness Signature

Kimberly B. Carroll

Print Name

By: [Signature]

Print Name: ROSS FANTI

Title: MANAGING MEMBER

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20<sup>th</sup> day of November, 2023, by Ross Fanti, on behalf of ATA Capital LLC, who is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)

Notary Public: [Signature]  
My Commission Expires: 2/6/24

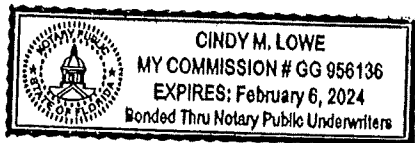


EXHIBIT "A"

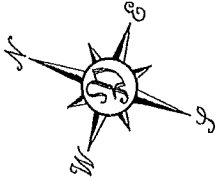
EASEMENT AREA

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

A PORTION OF LOT 1, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

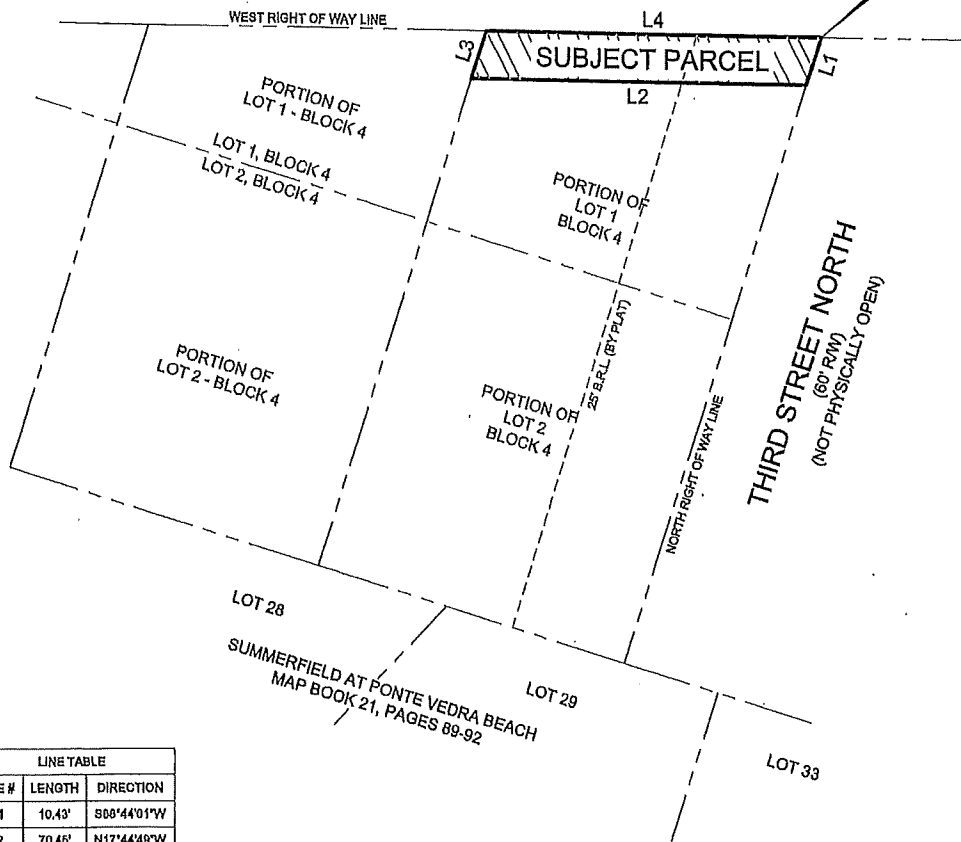
BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY) WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD A-1-A (A 188' RIGHT OF WAY); THENCE SOUTH 88°44'01" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 10.43 FEET; THENCE NORTH 17°44'49" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.45 FEET; THENCE NORTH 88°44'01" EAST, A DISTANCE OF 10.43 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 17°44'49" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 70.45 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.02 ACRES, MORE OR LESS.



STATE ROAD A-1-A  
(PONCE DE LEON BLVD. PER PLAT)  
(188' RW)

POINT OF BEGINNING



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.43'	S88°44'01"W
L2	70.45'	N17°44'49"W
L3	10.43'	N88°44'01"E
L4	70.45'	S17°44'49"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE WEST RW LINE OF STATE ROAD A-1-A AS 817°44'49"E, PER NAD83 (2011) FLORIDA STATE PLANE, EAST ZONE COORDINATES.
- THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
- IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

P.C. POINT OF CURVATURE  
P.T. POINT OF TANGENCY  
P.R.C. POINT OF REVERSE CURVE  
P.C.O. POINT OF COMPOUND CURVE  
P.R.M. PERMANENT REFERENCE MONUMENT  
P.C.P. PERMANENT CONTROL POINT  
B.R.L. BUILDING RESTRICTION LINE  
C.L. CENTERLINE  
C.L.F. CHAIN LINK FENCE  
R.W. RIGHT-OF-WAY  
O.R.B. OFFICIAL RECORDS BOOK  
O.L. ON LINE  
-|- BREAK LINE  
F.F.E. FINISHED FLOOR ELEVATION

### LEGEND

R RADIUS  
Δ or D DELTA (CENTRAL ANGLE)  
A or L ARG LENGTH  
C or CH CHORD  
CB CHORD BEARING  
(R) LINE RADIAL TO CURVE  
A/C AIR CONDITIONER  
CONC. CONCRETE  
FD. FOUND  
I.P. IRON PIPE  
(B) MEASURED  
(D) DEED  
(C) CALCULATED  
(P) PLAT  
- - - FENCE

SCALE 1"=30'

11-16-2023

DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900



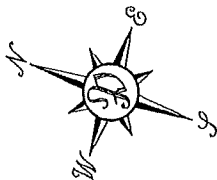
LB ~ 6715

# MAP SHOWING SKETCH & LEGAL DESCRIPTION OF

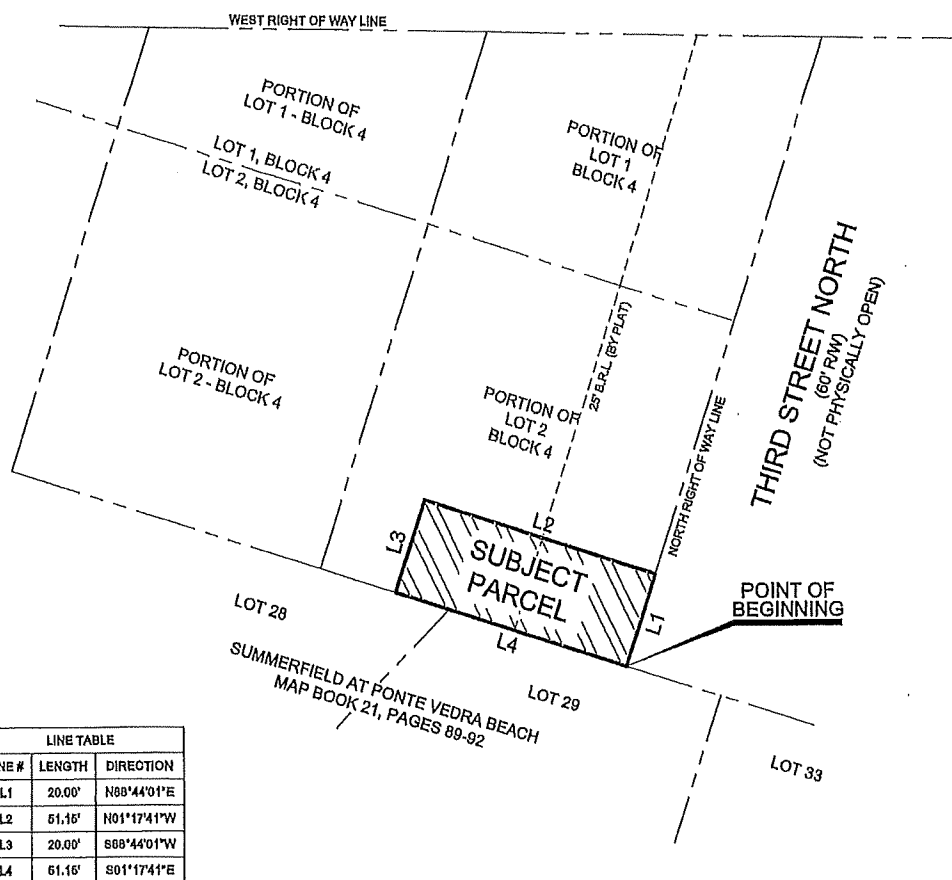
A PORTION OF LOT 2, BLOCK 4, SUN VALLEY, RECORDED IN MAP BOOK 6, PAGES 11 THROUGH 12, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THIRD STREET NORTH (A 60' RIGHT OF WAY), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°44'01" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 01°17'41" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 51.16 FEET; THENCE SOUTH 88°44'01" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THENCE SOUTH 01°17'41" EAST, ALONG SAID WEST LINE, A DISTANCE OF 51.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.02 ACRES, MORE OR LESS.



STATE ROAD A-1-A  
(PONCE DE LEON BLVD. PER PLAT)  
(188' R/W)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	N88°44'01"E
L2	51.16'	N01°17'41"W
L3	20.00'	S88°44'01"W
L4	51.16'	S01°17'41"E

## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 -- (904) 805-0030

### GENERAL NOTES:

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### LEGEND

P.O.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.R.M.	PERMANENT REFERENCE MONUMENT	CB	CHORD BEARING
P.O.P.	PERMANENT CONTROL POINT	(R)	LINE RADIAL TO CURVE
B.R.L.	BUILDING RESTRICTION LINE	AC	AIR CONDITIONER
CL	CENTERLINE	CONC.	CONCRETE
C.L.F.	CHAIN LINK FENCE	FD.	FOUND
R/W	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
CL	ON LINE	(D)	DEED
- - -	BREAK LINE	(C)	CALCULATED
- - -	FINISHED FLOOR ELEVATION	(P)	PLAT
		X	FENCE

SCALE 1"=30'

11-16-2023

DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715

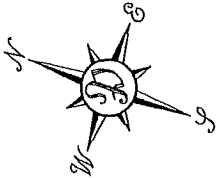


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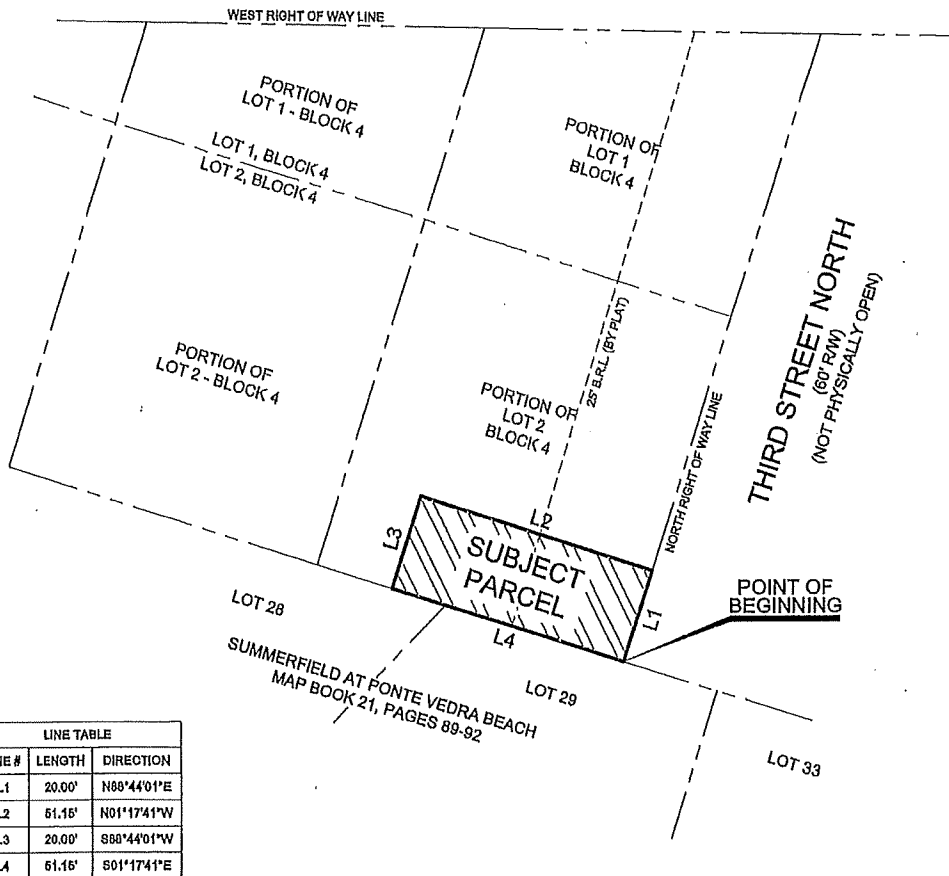
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SAID LANDS CONTAINING 0.02 ACRES, MORE OR LESS.



STATE ROAD A-1-A  
(PONCE DE LEON BLVD. PER PLAT)  
(188' RW)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	N88°44'01"E
L2	51.15'	N01°17'41"W
L3	20.00'	S88°44'01"W
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P.T. POINT OF TANGENCY  
P.R.C. POINT OF REVERSE CURVE  
P.C.C. POINT OF COMPOUND CURVE  
P.R.M. PERMANENT REFERENCE INSTRUMENT  
P.C.P. PERMANENT CONTROL POINT  
B.R.L. BUILDING RESTRICTION LINE  
C.L. CENTERLINE  
C.L.F. CHAIN LINK FENCE  
R.O.W. RIGHT-OF-WAY  
O.R.B. OFFICIAL RECORDS BOOK  
O.L. ON LINE  
B.L. BREAK LINE  
F.F.E. FINISHED FLOOR ELEVATION

### LEGEND

R RADIUS  
Δ or D DELTA (CENTRAL ANGLE)  
A or L ARC LENGTH  
C or CH CHORD  
CB CHORD BEARING  
(R) LINE RADIAL TO CURVE  
A/C AIR CONDITIONER  
CONG. CONCRETE  
FD. FOUND  
I.P. IRON PIPE  
MEASURED  
(D) DEED  
(C) CALCULATED  
(P) PLAY  
X FENCE

SCALE 1"=30'

11-18-2023  
DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900



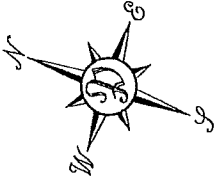
LB ~ 6715

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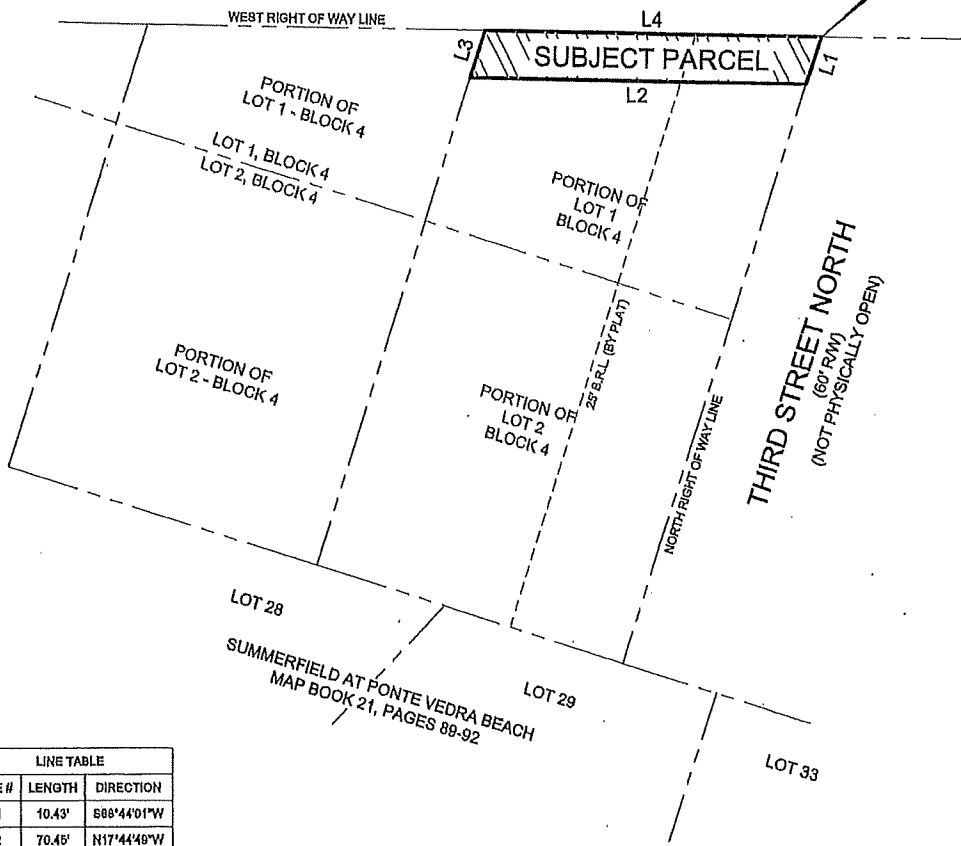
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STATE ROAD A-1-A  
(PONCE DE LEON BLVD. PER PLAT)  
(188' RW)

POINT OF BEGINNING



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## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### GENERAL NOTES:

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 B.R.L. BUILDING RESTRICTION LINE  
 C.L. CENTERLINE  
 C.L.F. CHAIN LINK FENCE  
 R.W. RIGHT-OF-WAY  
 O.R.B. OFFICIAL RECORDS BOOK  
 O.L. ON LINE  
 -|- BREAK LINE  
 F.F.E. FINISHED FLOOR ELEVATION

SCALE 1"=30'

11-16-2023

DATE OF SKETCH

### LEGEND

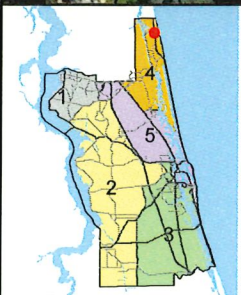
R RADIUS  
 Δ or D DELTA (CENTRAL ANGLE)  
 A or L ARC LENGTH  
 C or CH CHORD  
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 A/C AIR CONDITIONER  
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 FD. FOUND  
 I.P. IRON PIPE  
 (H) MEASURED  
 (D) DEED  
 (C) CALCULATED  
 (P) PLAT  
 (F) FENCE

*Nathan P. Perret*

NATHAN P. PERRET, FLA. CERT. NO. 6800



LB ~ 6715



2023 Aerial Imagery

Date: 10/8/2024

Pinnacle A1A Lot  
Easements (3), Bill of Sale,  
Final Release of Lien  
and Warranty



Land Management  
Systems  
(904) 209-0798

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.