

RESOLUTION NO. 2024-557

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

RECITALS

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

WHEREAS, Flamingo Septic and Utilities, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Alkinani, attached hereto as Exhibits “D” and “E”, incorporated by reference and made a part hereof; and

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

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

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

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

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this

Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

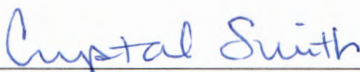
PASSED AND ADOPTED this 17th day of December, 2024.

Rendition Date DEC 17 2024

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

By: 
Krista Joseph, Chair

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


Deputy Clerk



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

Exhibit "A" to the Resolution
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 29th day of August, 2024 by Ocean Reef Terra, LLC, with an address of 510 A1A North, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system & 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:

Witness [Signature]
LiseEllen C. Sawyer

By: [Signature]
Its: Manager

Print Name
111 Solana Rd Suite B
Ponte Vedra Beach, FL 32082
Witness Address REQUIRED BUSINESS OR PERSONAL

Witness [Signature]
Curtis Healy

Print Name
111 Solana Rd, Suite B
Ponte Vedra Beach, FL
Witness Address REQUIRED BUSINESS OR PERSONAL 32082

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of August, 2024, by William H. Becker, on behalf of Ocean Meet Terra, LLC, who is personally known to me or has produced _____ as identification.

(Notary Seal) Notary Public: [Signature]
My Commission Expires: _____

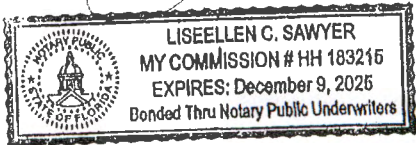


EXHIBIT "A"
EASEMENT AREA

Exhibit "A"

A PORTION OF LOT 23, BLOCK 2 AND UNDEVELOPED STREET OF THE PLAT OF SUN VALLEY, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF LOT 61, SUMMERFIELD AT PONTE VEDRA BEACH, ACCORDING TO PLAT RECORDED IN PLAT BOOK 21, PAGE 89 THROUGH 92, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, STATE ROAD NO. 203, A 188 FOOT RIGHT OF WAY, AS NOW ESTABLISHED, THENCE NORTH $17^{\circ}52'56''$ WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.05 FEET; THENCE SOUTH $88^{\circ}50'23''$ WEST, A DISTANCE OF 15.66 FEET; THENCE SOUTH $17^{\circ}52'56''$ EAST, A DISTANCE OF 172.10 FEET; THENCE NORTH $88^{\circ}41'28''$ EAST, A DISTANCE OF 15.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2581 SQUARE FEET, 0.06 ACRES, MORE OR LESS.

Exhibit "A"

SKETCH AND DESCRIPTION OF

A PORTION OF LOT 1, BLOCK 3 AND UNDEVELOPED STREET, OF THE PLAT OF SUN VALLEY, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHN COUNTY, FLORIDA.

A PORTION OF LOT 1, BLOCK 3 AND UNDEVELOPED STREET OF THE PLAT OF SUN VALLEY, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 61, SUMMERFIELD AT PONTE VEDRA BEACH, ACCORDING TO PLAT RECORDED IN PLAT BOOK 21, PAGE 89 THROUGH 92, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, STATE ROAD NO. 203, A 188 FOOT RIGHT OF WAY, AS NOW ESTABLISHED, THENCE NORTH 17°52'56" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.05 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 17°52'56" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.36 FEET; THENCE SOUTH 88°35'11" WEST, A DISTANCE OF 15.64 FEET; THENCE SOUTH 17°52'56" EAST, A DISTANCE OF 172.29 FEET; THENCE NORTH 88°50'23" EAST, A DISTANCE OF 15.66 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 2585 SQ. FT, 0.06 ACRES, MORE OR LESS.

LEGEND:

- P.O.C. POINT OF COMENCEMENT
- P.O.B. POINT OF BEGINNING
- NAD NORTH AMERICAN DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- PGS. PAGES
- P.B. PLAT BOOK
- NO. NUMBER
- R/W RIGHT OF WAY
- ID. IDENTIFICATION
- LLC LIMITED LIABILITY COMPANY
- SJCUD ST. JOHNS COUNTY UTILITY DEPARTMENT
- SQ. FT. SQUARE FEET

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT, NAD '83, 2011 ADJUSTMENT.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREA AS SPECIFIED BY THE CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



JOB No. 24-044	REVISION:	DATE:	BY:
FILE No. A-701			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: D. TRABA			
CHECKED BY: J. THOMAS			
SURVEY DATE: 08/14/2024			
CAD FILE: P:\24 SAM24-044 580 A-1-A NORTH PONTE VEDRA FOR FLAMINGO\DWG\24-044_580 A-1-A NORTH PONTE VEDRA UTILITY EASEMENT NORTH S&D.dwg			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

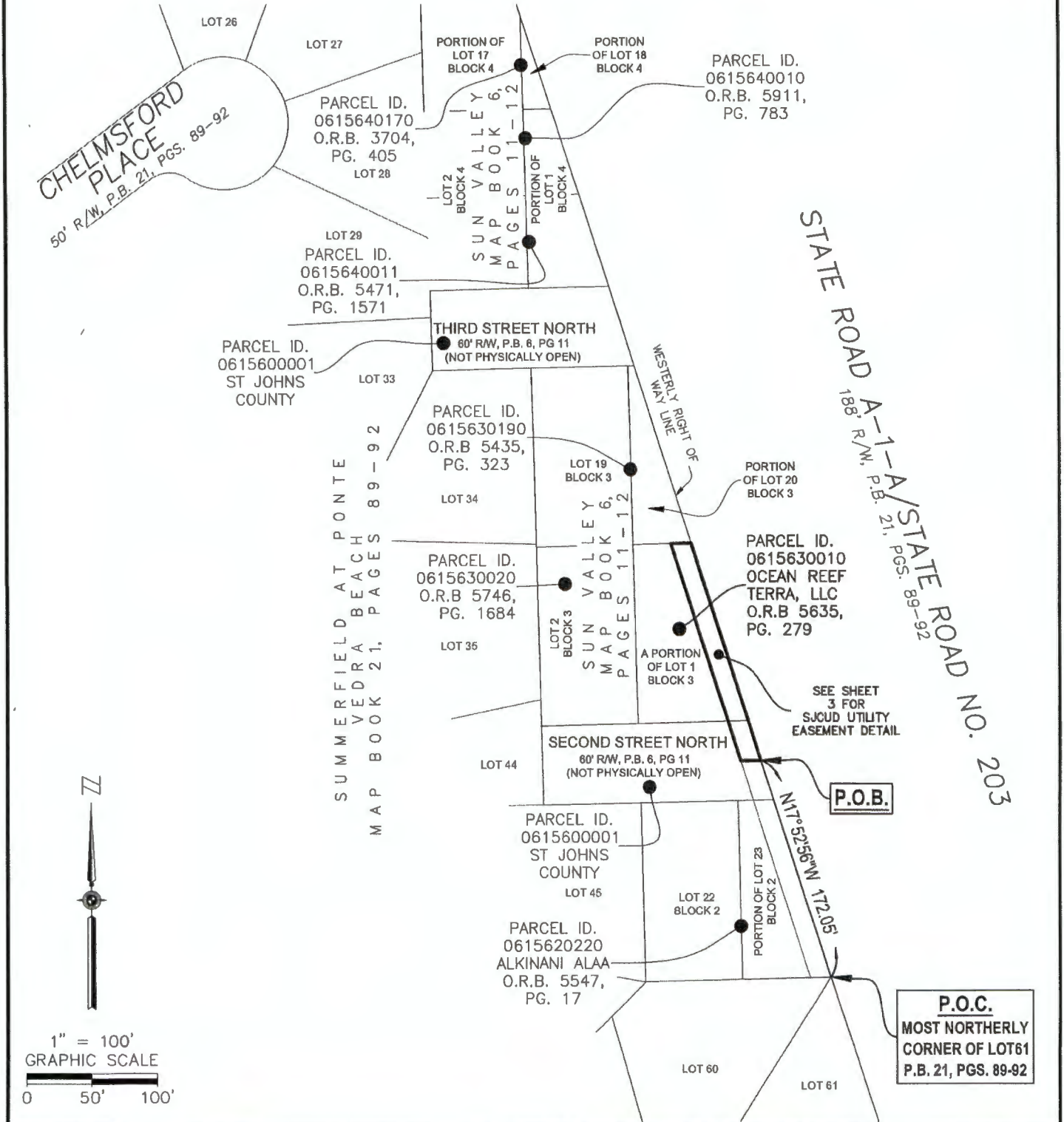
SAM 9440 PHILIPS HIGHWAY, SUITE 7
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

SHEET 1 OF 3

Exhibit "A"

SKETCH AND DESCRIPTION OF

A PORTION OF LOT 1, BLOCK 3 AND UNDEVELOPED STREET, OF THE PLAT OF SUN VALLEY, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHN COUNTY, FLORIDA.



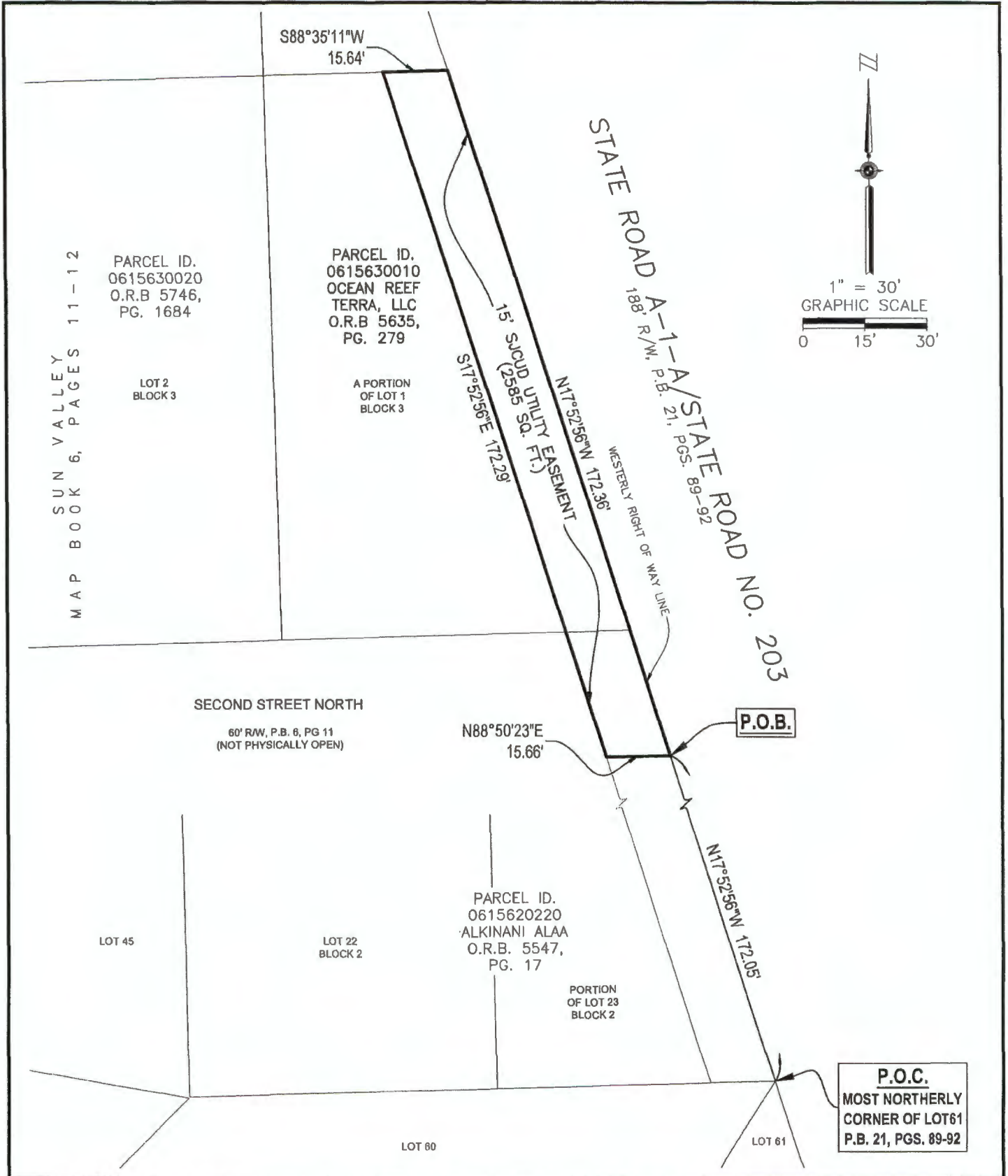
JOB No. 24-044
 FILE No. A-701
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE: 08/14/2024

REVISION:	DATE:	BY:
		DT

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 9440 PHILIPS HIGHWAY, SUITE 7
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

Exhibit "A"



JOB No. 24-044
 FILE No. A-701
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE: 08/14/2024

REVISION:	DATE:	BY:
		DT

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 9440 PHILIPS HIGHWAY, SUITE 7
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

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 30th day of August, 2024
by Alkivani Alaa, with an address of
237 Willow Ridge Drive, St. Augustine, FL 32084, hereinafter called "Grantor" to
ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida,
whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called
"Grantee".

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and
confirm unto Grantee a non-exclusive permanent easement and right-of-way to
install, construct, operate, maintain, repair, replace and remove pipes and mains
constituting the underground water distribution system & 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

By: [Signature]
Its: OWNER

Lise Ellen C. Sawyer
Print Name

111 Solano Rd Suite B
Ponte Vedra Beach FL 32082
Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]
Witness

Ross Fanti
Print Name

566 AIA N
Ponte Vedra Beach, FL 32082
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of August, 2024, by Alkiani Alaa, on behalf of _____, who is personally known to me or has produced Driver License identification.

(Notary Seal) Notary Public: [Signature]
My Commission Expires: _____



EXHIBIT "A"
EASEMENT AREA

EXHIBIT A

A PORTION OF LOT 1, BLOCK 3 AND UNDEVELOPED STREET OF THE PLAT OF SUN VALLEY, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 61, SUMMERFIELD AT PONTE VEDRA BEACH, ACCORDING TO PLAT RECORDED IN PLAT BOOK 21, PAGE 89 THROUGH 92, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, STATE ROAD NO. 203, A 188 FOOT RIGHT OF WAY, AS NOW ESTABLISHED, THENCE NORTH 17°52'56" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.05 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 17°52'56" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.36 FEET; THENCE SOUTH 88°35'11" WEST, A DISTANCE OF 15.64 FEET; THENCE SOUTH 17°52'56" EAST, A DISTANCE OF 172.29 FEET; THENCE NORTH 88°50'23" EAST, A DISTANCE OF 15.66 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 2585 SQ. FT, 0.06 ACRES, MORE OR LESS.

SKETCH AND DESCRIPTION OF

A PORTION OF LOT 23, BLOCK 2 AND UNDEVELOPED STREET, OF THE PLAT OF SUN VALLEY, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHN COUNTY, FLORIDA.

A PORTION OF LOT 23, BLOCK 2 AND UNDEVELOPED STREET OF THE PLAT OF SUN VALLEY, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY CORNER OF LOT 61, SUMMERFIELD AT PONTE VEDRA BEACH, ACCORDING TO PLAT RECORDED IN PLAT BOOK 21, PAGE 89 THROUGH 92, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, STATE ROAD NO. 203, A 188 FOOT RIGHT OF WAY, AS NOW ESTABLISHED, THENCE NORTH 17°52'56" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 172.05 FEET; THENCE SOUTH 88°50'23" WEST, A DISTANCE OF 15.66 FEET; THENCE SOUTH 17°52'56" EAST, A DISTANCE OF 172.10 FEET; THENCE NORTH 88°41'28" EAST, A DISTANCE OF 15.29 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 2581 SQUARE FEET, 0.06 ACRES, MORE OR LESS.

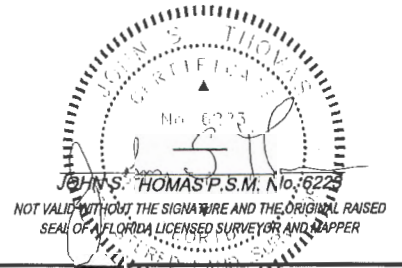
LEGEND:

- P.O.B. POINT OF BEGINNING
- NAD NORTH AMERICAN DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- PGS. PAGES
- P.B. PLAT BOOK
- NO. NUMBER
- R/W RIGHT OF WAY
- ID. IDENTIFICATION
- LLC LIMITED LIABILITY COMPANY
- SJCUD ST. JOHNS COUNTY UTILITY DEPARTMENT
- SQ. FT. SQUARE FEET

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS LEGAL DESCRIPTION IS TRUE, ACCURATE, AND WAS PREPARED UNDER MY DIRECTION. I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, U.S. SURVEY FOOT, NAD '83, 2011 ADJUSTMENT.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT A PROPOSED AREA AS SPECIFIED BY THE CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.



JOB No. 24-044	REVISION:	DATE:	BY:
FILE No. A-700			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: D. TRABA			
CHECKED BY: J. THOMAS			
SURVEY DATE: 08/14/2024			

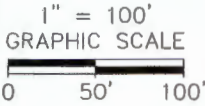
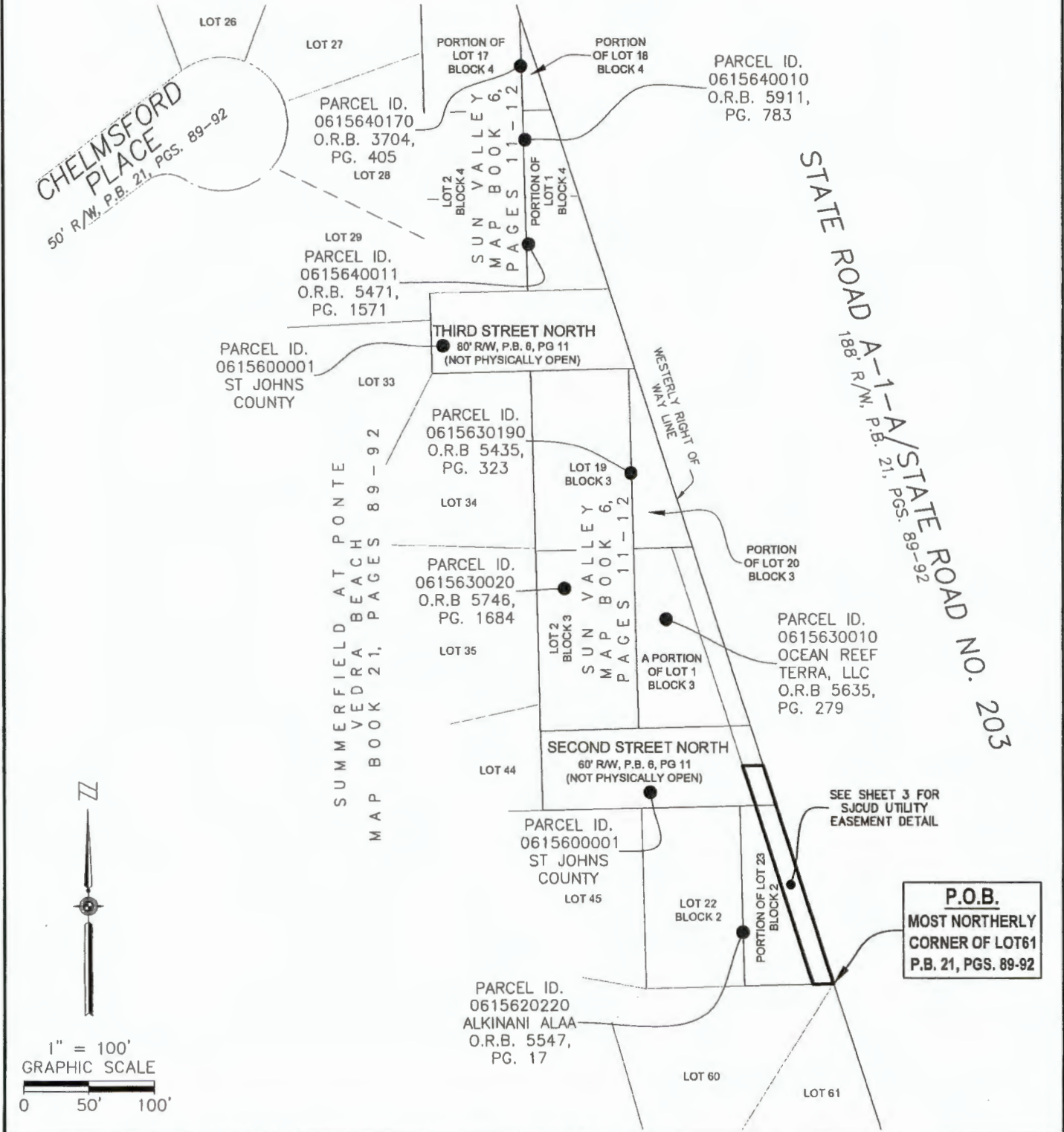
SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 9440 PHILIPS HIGHWAY, SUITE 7
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

EXHIBIT A

SKETCH AND DESCRIPTION OF

A PORTION OF LOT 23, BLOCK 2 AND UNDEVELOPED STREET, OF THE PLAT OF SUN VALLEY, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHN COUNTY, FLORIDA.



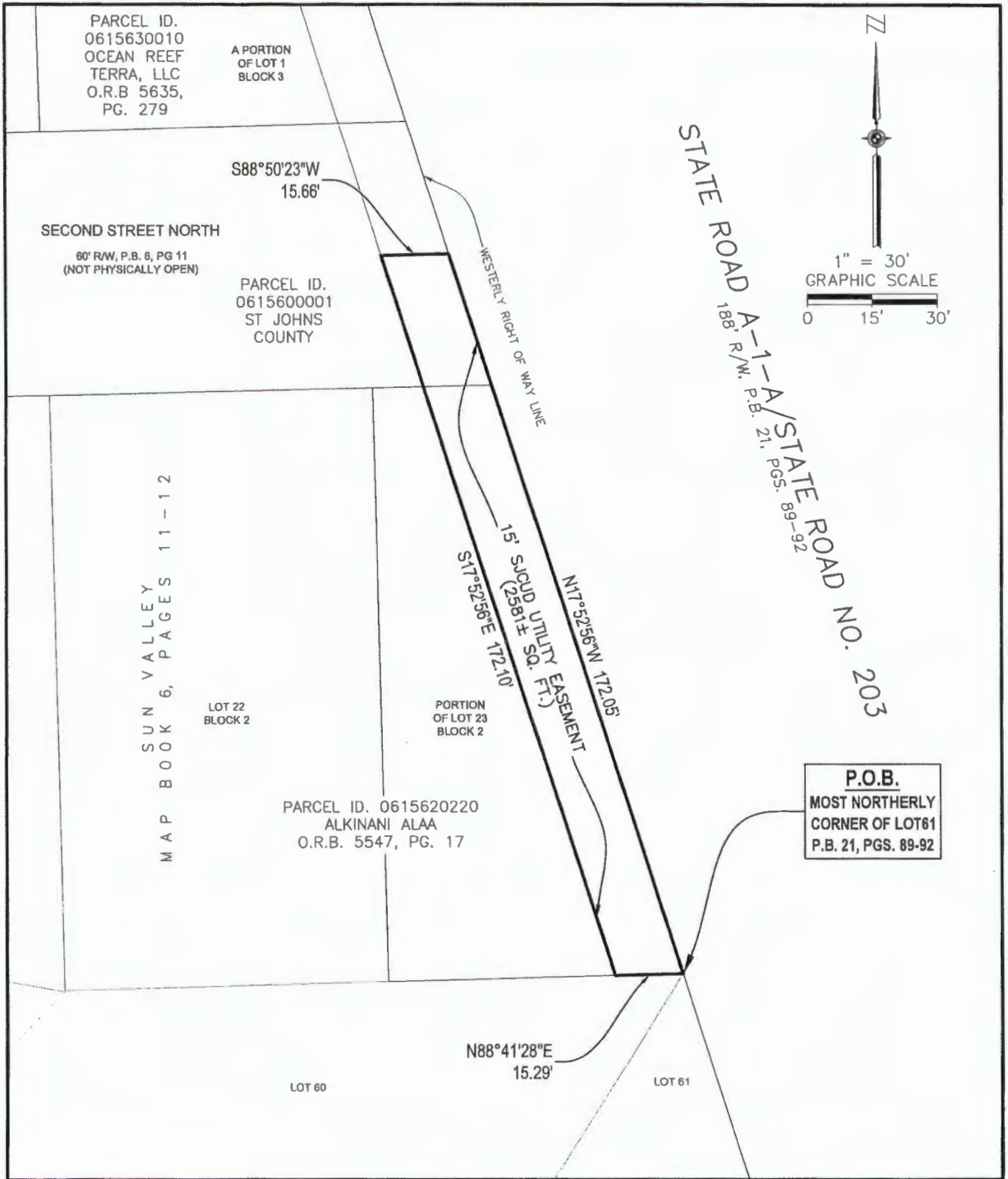
JOB No. 24-044
 FILE No. A-700
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE: 08/14/2024

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 9440 PHILIPS HIGHWAY, SUITE 7
 JACKSONVILLE, FLORIDA 32256
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

EXHIBIT A



JOB No. 24-044
FILE No. A-700
PARTY CHIEF: N/A
F.B. N/A
DRAWN BY: D. TRABA
CHECKED BY: J. THOMAS
SURVEY DATE: 08/14/2024

REVISION:	DATE:	BY:
		DT

SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 9440 PHILIPS HIGHWAY, SUITE 7
JACKSONVILLE, FLORIDA 32256
(904) 886-0071
www.SAM.blz (904) 886-7174 FAX

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

PROJECT: Alkinani

Adele Designer Homes - dba ATA Capital, LLC

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 16 of October, 2024.

WITNESS:

Malcolm A. Wong
Witness Signature

Malcolm A. Wong
Witness Print Name

OWNER:

Ross Fanti
Owner Signature

ROSS FANTI
Owner Print Name

STATE OF Florida

COUNTY OF St. Johns

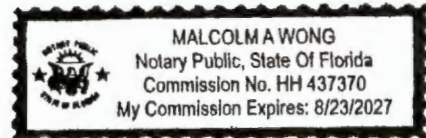
The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 16 day of October, 2024, by

Ross Fanti as Owner for
ATA Capital, LLC.

Malcolm A. Wong
Notary Public

My Commission Expires: 08/23/2027

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Alkinani			
Contractor:	Flamingo Septic and Utilities, LLC			
Developer:	Adele Designer Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" DR18	LF	209	\$ 62.88	\$ 13,141.92
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
4" Gate Valve & Box	Ea	1	\$ 749.00	\$ 749.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Flushing Hydrant	Ea	1	\$ 1,526.00	\$ 1,526.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
3/4" Residential Service	Ea	2	\$ 1,475.00	\$ 2,950.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	18,366.92

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

Project Name: Alkinani
 Contractor: Flamingo Septic and Utilities, LLC
 Developer: Adele Designer Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" SDR26	LF	250	\$ 60.09	\$ 15,022.50
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Emergency Pump Out	Ea	1	\$ 2,156.00	\$ 2,156.00
2" Gave Vavle	Ea	3	\$ 749.00	\$ 2,247.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
3/4" Residential Service				
SJCUD Single Service	EA	2	\$ 926.75	\$ 1,853.50
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 21,279.00

Exhibit "D" to the Resolution



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

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through. In the amount of \$39,645.92

7/9/2024 to ATA Capital, LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Alkinani

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 16th day of October, 2024.

WITNESS: Josi Rhymes
Witness Signature
Josi Rhymes
Print Witness Name

CONTRACTOR: Heather Mullis
Lienor's Signature
Heather Mullis
Print Lienor's Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of October, 2024, by Heather Mullis as president for Flamingo Septic & Utilities, LLC

Mikaela Thomas
Notary Public
My Commission Expires: 6/17/2025

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Alkinani
Contractor:	Flamingo Septic and Utilities, LLC
Developer:	Adele Designer Homes

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
4" DR18	LF	209	\$ 62.88	\$ 13,141.92
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
4" Gate Valve & Box	Ea	1	\$ 749.00	\$ 749.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Flushing Hydrant	Ea	1	\$ 1,526.00	\$ 1,526.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
3/4" Residential Service	Ea	2	\$ 1,475.00	\$ 2,950.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	18,366.92

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

Project Name:	Alkinani			
Contractor:	Flamingo Septic and Utilities, LLC			
Developer:	Adele Designer Homes			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" SDR26	LF	250	\$ 60.09	\$ 15,022.50
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Emergency Pump Out	Ea	1	\$ 2,156.00	\$ 2,156.00
2" Gave Vavle	Ea	3	\$ 749.00	\$ 2,247.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
3/4" Residential Service				
SJCUD Single Service	EA	2	\$ 926.75	\$ 1,853.50
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost			\$	21,279.00

Exhibit "E" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 7/1/2024 **3E – CLOSEOUT - WARRANTY**

Project Title: Alkinani

FROM: Flamingo Septic and Utilities, LLC

Contractor's Name

Address: 10650 New Kings Rd

Jacksonville, FL 32219

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:

Heather Mullis
Print Contractor's Name

Heather Mullis
Contractor's Signature

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 16th day of October, 2024, by Heather Mullis as President for Flamingo Septic and Utilities, LLC.

Mikaela Thomas
Notary Public
My Commission Expires: 6/17/2025

Personally Known or Produced Identification
Type of Identification Produced





Exhibit "F" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

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: November 12, 2024
SUBJECT: Alkinani (ASBULT 2024000160)

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

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.



Easement 1

Easement 2



2024 Aerial Imagery
Date: 11/18/2024

Alkinani
Easement, 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 herein.

St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0615620220
Location	A1A N
Address	PONTE VEDRA BEACH 32082-0000
Neighborhood	Sun Valley (253)
Tax	6-11 SUN VALLEY LOT 22 & ALL LOT 23 BLK 2 & VACA ROAD TO THE SOUTH (EX R/W OF RD 203 IN OR116/20) OR5547/17 & 5963/1771(R/S) & 6012/1016(Q/C)
Description*	<i>*The Description above is not to be used on legal documents.</i>
Property Use	Vacant Residential (0000)
Code	
Subdivision	Sun Valley
Sec/Twp/Rng	27-3-29
District	County (District 300)
Millage Rate	12.5415
Acreage	0.480
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)



Owner Information

Owner Name	Alkinani Alaa 100%
Mailing Address	237 WILLOW RIDGE DR PONTE VEDRA, FL 32081-6011

Map



Valuation Information

	2025
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$230,325
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$230,325
Total Deferred	\$0
Assessed Value	\$230,325
Total Exemptions	\$0
Taxable Value	\$230,325

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value	Ag (Assessed) Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value
2024	\$0	\$0	\$229,500	\$0	\$0	\$229,500	\$222,750	\$6,750	\$222,750
2023	\$0	\$0	\$202,500	\$0	\$0	\$202,500	\$202,500	\$0	\$202,500
2022	\$0	\$0	\$189,000	\$0	\$0	\$189,000	\$108,256	\$80,744	\$108,256
2021	\$0	\$0	\$98,415	\$0	\$0	\$98,415	\$98,415	\$0	\$98,415
2020	\$0	\$0	\$98,415	\$0	\$0	\$98,415	\$98,415	\$0	\$98,415
2019	\$0	\$0	\$98,415	\$0	\$0	\$98,415	\$98,415	\$0	\$98,415
2018	\$0	\$0	\$98,415	\$0	\$0	\$98,415	\$98,415	\$0	\$98,415
2017	\$0	\$0	\$98,415	\$0	\$0	\$98,415	\$98,415	\$0	\$98,415
2016	\$0	\$0	\$98,415	\$0	\$0	\$98,415	\$98,415	\$0	\$98,415
2015	\$0	\$0	\$98,415	\$0	\$0	\$98,415	\$98,415	\$0	\$98,415
2014	\$0	\$0	\$98,415	\$0	\$0	\$98,415	\$98,415	\$0	\$98,415

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	135	125	135	EF	\$229,500
Vacant Residential	0	0	0.11	AC	\$825

Sale Information

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/30/2024	8/29/2024	\$100.00	QUIT CLAIM DEED	6012	1016	U	V	OCEAN REEF TERRA LLC	ALKINANI ALAA
6/7/2024	5/7/2024	\$0.00	RESOLUTION	5963	1771	U	V	ST JOHNS COUNTY	ALKINANI ALAA
4/28/2022	4/27/2022	\$244,000.00	WARRANTY DEED	5547	17	Q	V	MAURIELLO JOHN T, MARIA A & PANTOJA LUIS SR	ALKINANI ALAA
	6/30/2005	\$192,500.00	WARRANTY DEED	2486	386	Q	V	PUMPHREY THOMAS G & PATRICIA R	MAURIELLO JOHN T, MARIA A & PANTOJA LUIS SR
	9/29/1997	\$20,000.00	WARRANTY DEED	1268	753	U	V	CAGLE L R JR	PUMPHREY THOMAS G & PATRICIA R

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 11/16/2024, 12:49:50 AM

Contact Us

Developed by
 SCHNEIDER
 GEOSPATIAL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ATA CAPITAL, LLC

Filing Information

Document Number	L13000143345
FEI/EIN Number	46-3800844
Date Filed	10/10/2013
Effective Date	10/10/2013
State	FL
Status	ACTIVE

Principal Address

568 A1A N
Ponte Vedra Beach, FL 32082

Changed: 07/30/2024

Mailing Address

568 A1A N
Ponte Vedra Beach, FL 32082

Changed: 07/30/2024

Registered Agent Name & Address

Fanti, Ross K
1419 4th Ave N
Jacksonville Beach, FL 32250

Name Changed: 03/01/2016

Address Changed: 01/13/2020

Authorized Person(s) Detail

Name & Address

Title MGRM

FANTI, ROSS K
1419 4th Ave N
Jacksonville Beach, FL 32250

Annual Reports

Report Year	Filed Date
2022	01/27/2022
2023	01/19/2023
2024	01/23/2024

Document Images

01/23/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
01/07/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
03/01/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
02/26/2014 -- ANNUAL REPORT	View image in PDF format
10/10/2013 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
FLAMINGO SEPTIC AND UTILITIES, LLC

Filing Information

Document Number	L21000097978
FEI/EIN Number	86-2498490
Date Filed	03/01/2021
Effective Date	02/28/2021
State	FL
Status	ACTIVE

Principal Address

10650 New Kings Rd
Jacksonville, FL 32219

Changed: 08/28/2024

Mailing Address

10650 New Kings Rd
Jacksonville, FL 32219

Changed: 08/28/2024

Registered Agent Name & Address

MULLIS, HEATHER M
7889 CR 13 NORTH
ST AUGUSTINE, FL 32092

Address Changed: 03/11/2022

Authorized Person(s) Detail

Name & Address

Title MGR

MULLIS, HEATHER M
7889 CR 13 NORTH
ST AUGUSTINE, FL 32092

Title Authorized Representative

Hill, Richard
2826 Lenox Ave
Jacksonville, FL 32254

Title MGR

Mullis, Charles Jason
2826 Lenox Ave
Jacksonville, FL 32254

Annual Reports

Report Year	Filed Date
2023	02/28/2023
2023	06/27/2023
2024	01/15/2024

Document Images

01/15/2024 -- ANNUAL REPORT	View image in PDF format
06/28/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
06/27/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
02/28/2023 -- ANNUAL REPORT	View image in PDF format
12/22/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/11/2022 -- ANNUAL REPORT	View image in PDF format
03/01/2021 -- Florida Limited Liability	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
OCEAN REEF TERRA LLC

Filing Information

Document Number L21000207668
FEI/EIN Number N/A
Date Filed 05/04/2021
State FL
Status ACTIVE
Last Event LC STMNT OF RA/RO CHG
Event Date Filed 06/09/2023
Event Effective Date NONE

Principal Address

510 A1A North
Ponte Vedra Beach, FL 32082

Changed: 03/07/2024

Mailing Address

510 A1A North
Ponte Vedra Beach, FL 32082

Changed: 03/07/2024

Registered Agent Name & Address

BECKER, WILLIAM
510 A1A North
Ponte Vedra Beach, FL 32082

Address Changed: 03/07/2024

Authorized Person(s) Detail

Name & Address

Title AP

BECKER, WILLIAM
9000 CONGRESSIONAL PARKWAY
POTOMAC, MD 20854

Title AP

BECKER, VIRGINIA
9000 CONGRESSIONAL PARKWAY
POTOMAC, MD 20854

Title Authorized Representative

Terra Innovations, Inc.
510 A1A North
Ponte Vedra Beach, FL 32082

Annual Reports

Report Year	Filed Date
2022	03/15/2022
2023	01/24/2023
2024	03/07/2024

Document Images

03/07/2024 -- ANNUAL REPORT	View image in PDF format
06/09/2023 -- CORLCRACHG	View image in PDF format
01/24/2023 -- ANNUAL REPORT	View image in PDF format
03/15/2022 -- ANNUAL REPORT	View image in PDF format
05/04/2021 -- Florida Limited Liability	View image in PDF format