

RESOLUTION NO. 2025- 271

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR WATER AND SEWER SYSTEMS TO SERVE DEERPARK INDUSTRIAL.

RECITALS

WHEREAS, BGO 3800 Deerpark Owner LLC., a Delaware limited liability company, has executed and presented to St. Johns County an Easement for Utilities for water and sewer systems, attached hereto as Exhibit “A”; and a Bill of Sale with Schedule of values, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; conveying all personal property associated with the water and sewer systems to serve Deerpark Industrial; and

WHEREAS, Vallencourt Construction Co Inc., has executed a Final Release of Lien and Warranty for work associated with water and sewer systems, to serve Deerpark Industrial, attached hereto as Exhibits “C” and “D” incorporated by reference and made part hereof; and

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

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

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

Section 2. The Board of County Commissioners hereby accepts the Easement for Utilities, the Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

Section 3. To the extent that there are typographical 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 is instructed to record the Easement for Utilities and Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5th day of August, 2025.

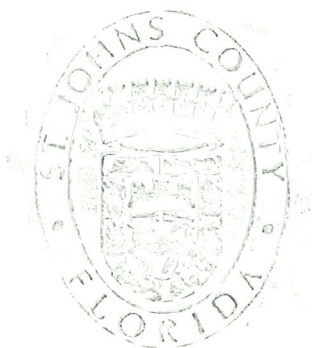
Rendition Date AUG 05 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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

By: 
Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 6th day of August, 2024 by BGO 3800 Deerpark Owner LLC, with an address of 1 N Wacker Dr. Chicago, IL 60606, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water meters over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that

Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. WATER SYSTEM - The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines located within the boundary of the Grantor's property excluding the water meters.

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:

Jack Sweany
Witness

Jack Sweany
Print Name

1 N Wacker Dr.

Chicago, IL 60606

Witness Address REQUIRED BUSINESS OR PERSONAL

Alex Garibaldi
Witness

Alex Garibaldi
Print Name

1 N Wacker Dr.

Chicago, IL 60606

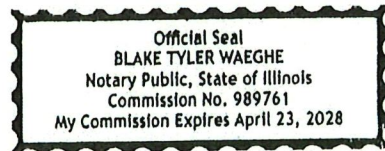
Witness Address REQUIRED BUSINESS OR PERSONAL

By: James McGill (James McGill)
Its: Authorized Signatory

STATE OF ILLINOIS
COUNTY OF COOK

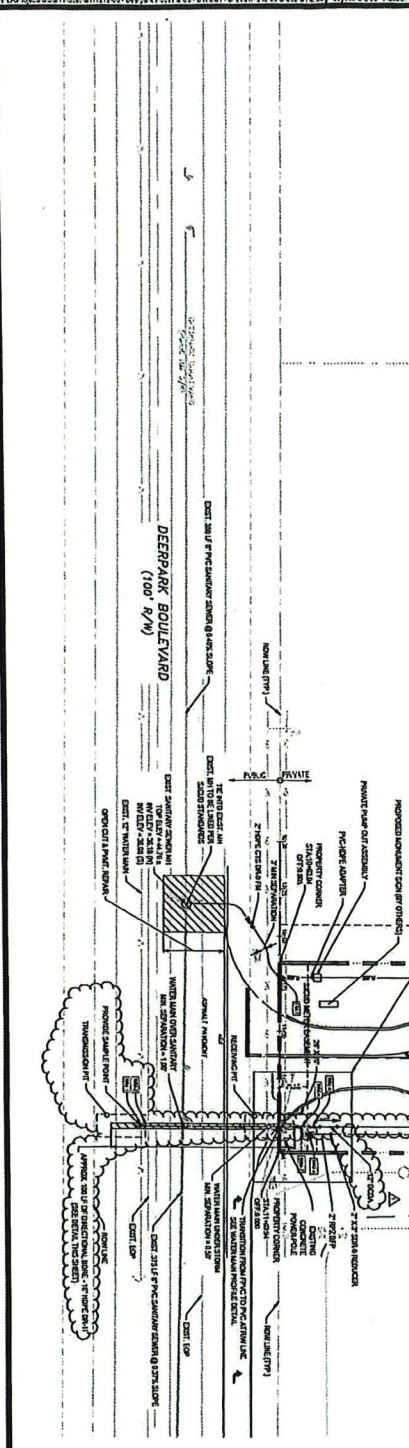
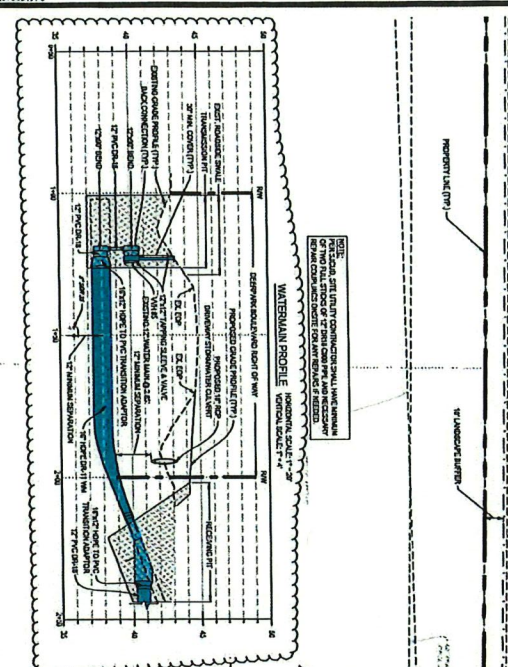
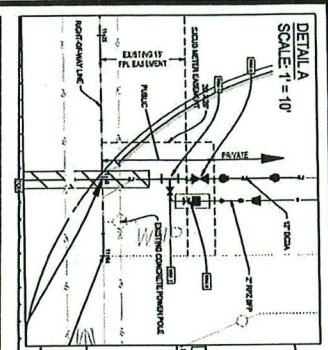
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of November, 2024, by James McGill as Authorized Signatory for BGO 3800 Deerpark Owner LLC.

Blake Tyler Waeghe
Notary Public
My Commission Expires: 4/23/2028



Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"
EASEMENT AREA



LINE	DEPTH	SIZE	DATE	BY
1	12"	12"	11/15/17	JBU
2	18"	18"	11/15/17	JBU
3	24"	24"	11/15/17	JBU
4	30"	30"	11/15/17	JBU
5	36"	36"	11/15/17	JBU
6	42"	42"	11/15/17	JBU
7	48"	48"	11/15/17	JBU
8	54"	54"	11/15/17	JBU
9	60"	60"	11/15/17	JBU
10	66"	66"	11/15/17	JBU
11	72"	72"	11/15/17	JBU
12	78"	78"	11/15/17	JBU
13	84"	84"	11/15/17	JBU
14	90"	90"	11/15/17	JBU
15	96"	96"	11/15/17	JBU
16	102"	102"	11/15/17	JBU
17	108"	108"	11/15/17	JBU
18	114"	114"	11/15/17	JBU
19	120"	120"	11/15/17	JBU
20	126"	126"	11/15/17	JBU
21	132"	132"	11/15/17	JBU
22	138"	138"	11/15/17	JBU
23	144"	144"	11/15/17	JBU
24	150"	150"	11/15/17	JBU
25	156"	156"	11/15/17	JBU
26	162"	162"	11/15/17	JBU
27	168"	168"	11/15/17	JBU
28	174"	174"	11/15/17	JBU
29	180"	180"	11/15/17	JBU
30	186"	186"	11/15/17	JBU
31	192"	192"	11/15/17	JBU
32	198"	198"	11/15/17	JBU
33	204"	204"	11/15/17	JBU
34	210"	210"	11/15/17	JBU
35	216"	216"	11/15/17	JBU
36	222"	222"	11/15/17	JBU
37	228"	228"	11/15/17	JBU
38	234"	234"	11/15/17	JBU
39	240"	240"	11/15/17	JBU
40	246"	246"	11/15/17	JBU
41	252"	252"	11/15/17	JBU
42	258"	258"	11/15/17	JBU
43	264"	264"	11/15/17	JBU
44	270"	270"	11/15/17	JBU
45	276"	276"	11/15/17	JBU
46	282"	282"	11/15/17	JBU
47	288"	288"	11/15/17	JBU
48	294"	294"	11/15/17	JBU
49	300"	300"	11/15/17	JBU
50	306"	306"	11/15/17	JBU
51	312"	312"	11/15/17	JBU
52	318"	318"	11/15/17	JBU
53	324"	324"	11/15/17	JBU
54	330"	330"	11/15/17	JBU
55	336"	336"	11/15/17	JBU
56	342"	342"	11/15/17	JBU
57	348"	348"	11/15/17	JBU
58	354"	354"	11/15/17	JBU
59	360"	360"	11/15/17	JBU
60	366"	366"	11/15/17	JBU
61	372"	372"	11/15/17	JBU
62	378"	378"	11/15/17	JBU
63	384"	384"	11/15/17	JBU
64	390"	390"	11/15/17	JBU
65	396"	396"	11/15/17	JBU
66	402"	402"	11/15/17	JBU
67	408"	408"	11/15/17	JBU
68	414"	414"	11/15/17	JBU
69	420"	420"	11/15/17	JBU
70	426"	426"	11/15/17	JBU
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75	456"	456"	11/15/17	JBU
76	462"	462"	11/15/17	JBU
77	468"	468"	11/15/17	JBU
78	474"	474"	11/15/17	JBU
79	480"	480"	11/15/17	JBU
80	486"	486"	11/15/17	JBU
81	492"	492"	11/15/17	JBU
82	498"	498"	11/15/17	JBU
83	504"	504"	11/15/17	JBU
84	510"	510"	11/15/17	JBU
85	516"	516"	11/15/17	JBU
86	522"	522"	11/15/17	JBU
87	528"	528"	11/15/17	JBU
88	534"	534"	11/15/17	JBU
89	540"	540"	11/15/17	JBU
90	546"	546"	11/15/17	JBU
91	552"	552"	11/15/17	JBU
92	558"	558"	11/15/17	JBU
93	564"	564"	11/15/17	JBU
94	570"	570"	11/15/17	JBU
95	576"	576"	11/15/17	JBU
96	582"	582"	11/15/17	JBU
97	588"	588"	11/15/17	JBU
98	594"	594"	11/15/17	JBU
99	600"	600"	11/15/17	JBU
100	606"	606"	11/15/17	JBU
101	612"	612"	11/15/17	JBU
102	618"	618"	11/15/17	JBU
103	624"	624"	11/15/17	JBU
104	630"	630"	11/15/17	JBU
105	636"	636"	11/15/17	JBU
106	642"	642"	11/15/17	JBU
107	648"	648"	11/15/17	JBU
108	654"	654"	11/15/17	JBU
109	660"	660"	11/15/17	JBU
110	666"	666"	11/15/17	JBU
111	672"	672"	11/15/17	JBU
112	678"	678"	11/15/17	JBU
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118	714"	714"	11/15/17	JBU
119	720"	720"	11/15/17	JBU
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127	768"	768"	11/15/17	JBU
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131	792"	792"	11/15/17	JBU
132	798"	798"	11/15/17	JBU
133	804"	804"	11/15/17	JBU
134	810"	810"	11/15/17	JBU
135	816"	816"	11/15/17	JBU
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138	834"	834"	11/15/17	JBU
139	840"	840"	11/15/17	JBU
140	846"	846"	11/15/17	JBU
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155	936"	936"	11/15/17	JBU
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182	1098"	1098"	11/15/17	JBU
183	1104"	1104"	11/15/17	JBU
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209	1260"	1260"	11/15/17	JBU
210	1266"	1266"	11/15/17	JBU
211	1272"	1272"	11/15/17	JBU
212	1278"	1278"	11/15/17	JBU
213	1284"	1284"	11/15/17	JBU
214	1290"	1290"	11/15/17	JBU
215	1296"	1296"	11/15/17	JBU
216</				

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 13, ST. AUGUSTINE INDUSTRIAL PARK PHASE 3, AS RECORDED IN MAP BOOK 42, PAGES 65 THROUGH 73, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°16'21" WEST, 310.98 FEET ALONG THE SOUTH LINE OF SAID LOT 13 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°16'21" WEST, 25.00 FEET ALONG SAID SOUTH LINE OF SAID LOT 13 TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 13, THE SAME BEING THE EAST RIGHT-OF-WAY LINE OF DEERPARK BOULEVARD AS SHOWN ON SAID MAP OF ST. AUGUSTINE INDUSTRIAL PARK PHASE 3; THENCE NORTH 00°43'39" EAST, 20.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°16'21" EAST, 25.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 00°43'39" WEST, 20.00 FEET PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF DEERPARK BOULEVARD TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 13 AND THE POINT OF BEGINNING.


SAID EASEMENT CONTAINING 500 SQUARE FEET OR 0.0115 ACRES ±.

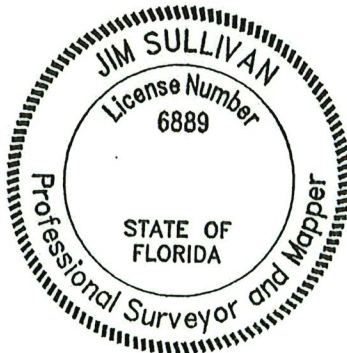
NOTES:


1. THE PURPOSE OF THE SKETCH IS SOLELY TO ILLUSTRATE AN AREA FOR A PROPOSED EASEMENT.
2. THE SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THE SKETCH IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE HORIZONTAL DATUM FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.

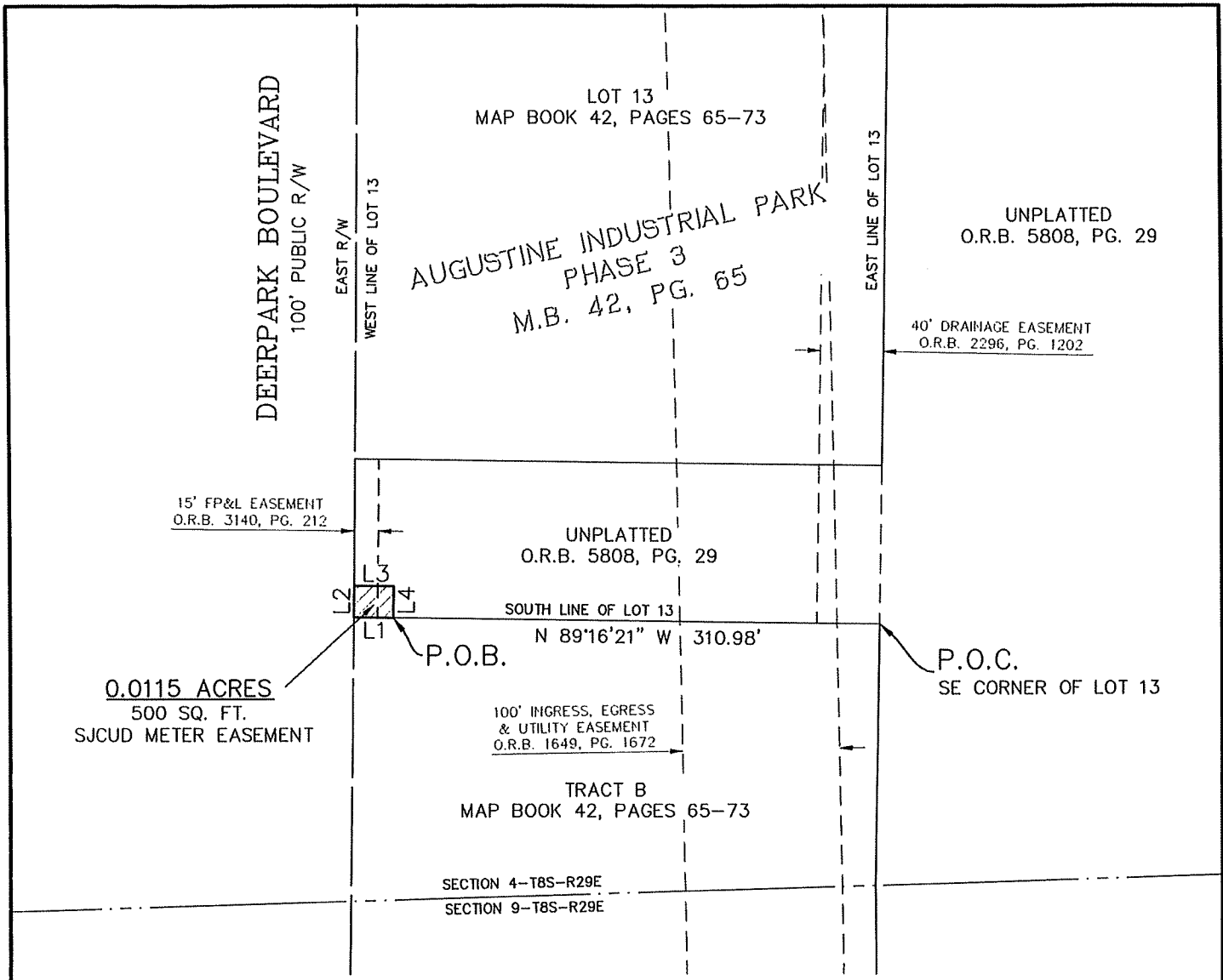
LEGEND

- M.B. MAP BOOK
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY


 JIM SULLIVAN, PSM LS6889
 BGE, INC.
 10151 DEERWOOD PARK BLVD.,
 BLDG. 200, SUITE 200
 JACKSONVILLE, FLORIDA 32256
 TELEPHONE: (561) 559-2280

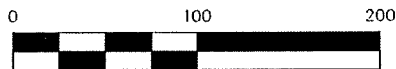


 BGE, Inc. 10151 Deerwood Park Blvd., Bldg. 200, Suite 200, Jacksonville, FL 32256 Tel: 561-559-2280 • www.bgeinc.com Florida Licensed Surveying Firm No. LB8533 <small>Copyright 2024</small>			
SJCUD METER EASEMENT EXHIBIT SKETCH DEERPARK INDUSTRIAL DEERPARK BOULEVARD, ELKTON, FL			
Scale: 1"=100'	Job No.: 11212	Date: 8/6/2024	Sheet: 1 OF 2



0.0115 ACRES
500 SQ. FT.
SJCUD METER EASEMENT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 89°16'21" W	25.00'
L2	N 00°43'39" E	20.00'
L3	S 89°16'21" E	25.00'
L4	S 00°43'39" W	20.00'



BGE, Inc.
10151 Deerwood Park Blvd., Bldg. 200, Suite 200, Jacksonville, FL 32256
Tel: 661-559-2280 • www.bgeinc.com
Florida Licensed Surveying Firm No. LB8533
Copyright 2024

SJCUD METER EASEMENT EXHIBIT
SKETCH
DEERPARK INDUSTRIAL
DEERPARK BOULEVARD, ELKTON, FL

Scale: 1"=100'	Job No.: 11212	Date: 8/6/2024	Sheet: 2 OF 2
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ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Deerpark Industrial (KeHE)

BGO 3800 Deerpark Owner LLC, 399 Park Ave., 18th Floor, New York, NY 10022

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 27th of May, 2025.

WITNESS:

Jack Sweany
Witness Signature

Jack Sweany

Witness Print Name

OWNER:

Jim McGill
Owner Signature

Jim McGill

Owner Print Name

STATE OF Illinois

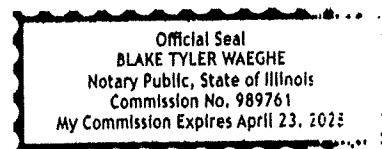
COUNTY OF Cook

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 27th day of May, 2025, by Jim McGill as Authorized Signer for BGO 3800 Deerpark Owner LLC.

Blake Waeghe
Notary Public

My Commission Expires: April 23, 2028

XPersonally Known or Produced Identification
Type of Identification Produced



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

Project Name:	Deerpark Industrial (KeHe)			
Contractor:	Vallencourt Construction Company, Inc.			
Developer:	Stotan Industrial, LLC.			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
16" HDPE DR-11	LF	98	\$ 174.00	\$ 17,052.00
12" DR-18 PVC	LF	22	\$ 645.70	\$ 14,205.40
2" SDR9 POLY	LF	5	\$ 2,097.13	\$ 10,485.65
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" Tapping Gate Valve	Ea	1	\$ 13,538.97	\$ 13,538.97
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" METER SERVICE	Ea	1	\$ 1,846.10	\$ 1,846.10
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 57,128.12

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - SEWER

Project Name:	Deerpark Industrial (KeHe)
Contractor:	Vallencourt Construction Company, Inc.
Developer:	Stotan Industrial, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" SDR9 POLY	LF	92	\$ 166.67	\$ 15,333.64
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" GATE VALVE	Ea	1	\$ 10,233.36	\$ 10,233.36
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	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				\$ 25,567.00



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

The undersigned lienor, in consideration of the sum of Eighty-Two Thousand, Six Hundred Ninety-Five Dollars and 12/100 (\$82,695.12)

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

5/27/2025 to BGO 3800 Deerpark Owner LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Deerpark Industrial (KeHE)

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 27th day of May, 2025.

WITNESS: [Signature]
Witness Signature
[Print Name]
Print Witness Name

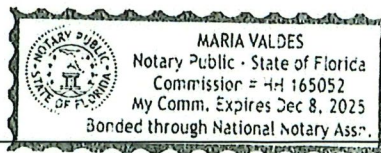
CONTRACTOR: [Signature]
Lienor's Signature
Vallencourt Construction Company Inc., Stan Bates
Print Lienor's Name

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27th day of May, 2025, by Stan Bates as Vice President for Vallencourt Construction Co. Inc.

[Signature]
Notary Public
My Commission Expires: December 8, 2025

X Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Deerpark Industrial (KeHe)
 Contractor: Vallencourt Construction Company, Inc.
 Developer: Stotan Industrial, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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2" SDR9 POLY	LF	5	\$ 2,097.13	\$ 10,485.65
	LF		\$ -	\$ -
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" METER SERVICE	Ea	1	\$ 1,846.10	\$ 1,846.10
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$	57,128.12

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

Project Name: Deerpark Industrial (KeHe)
 Contractor: Vallencourt Construction Company, Inc.
 Developer: Stotan Industrial, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" SDR9 POLY	LF	92	\$ 166.67	\$ 15,333.64
	LF		\$ -	\$ -
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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4-6 foot deep	EA		\$ -	\$ -
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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			\$	25,567.00

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

Date: 1/17/2025
Project Title: Deerpark Industrial (KEHE)
FROM: Vallencourt Construction Company, Inc.
Contractor's Name
Address: 449 Center Street
Green Cove Springs, FL. 32043

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (2) 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:

Stan Bates

Print Contractor's Name

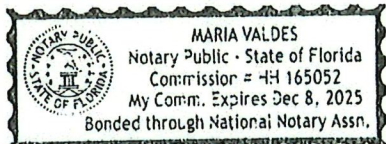
[Signature]
Contractor's Signature

STATE OF Florida

COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ✓(M) ~~with~~ physical presence or _____ on-line notarization, this 11th day of March, 2025, by

Stan Bates as Vice President for
Vallencourt Construction Co Inc.



[Signature]
Notary Public
My Commission Expires: Dec 8, 2025

Personally Known or Produced Identification
Type of Identification Produced



**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: July 2, 2025
SUBJECT: Deerpark Industrial (ASBULT 2025000070)

St. Johns County Utility Department has reviewed and approved the Easement, 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 Deerpark Industrial.

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.

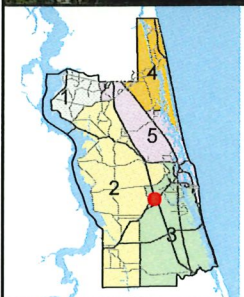


Deerpark Blvd

Marketplace Dr

Interstate 95

Subject Property



Imagery Date: 12/2024

Date: 7/9/2025

**Deerpark Industrial
Easement, Bill of Sale,
Final Release of Lien
and Warranty**



Land Management
Systems
Real Estate Division
(904) 209-0790

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.