

RESOLUTION NO. ~~1-2025-~~ 28

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE SEWER SYSTEM AND A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE HAMMOCK OAKS LOCATED OFF COUNTY ROAD 16A.

RECITALS

WHEREAS, Hammock Oaks Property Owners Association, Inc., a Florida not for profit corporation, has executed and presented to the County an Easement for Utilities associated with the sewer system to serve Hammock Oaks, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, AMH Development, LLC, a foreign 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 Hammock Oaks, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, W. Gardner, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Hammock Oaks, attached hereto as Exhibit “C” and “D”, 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 “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 above described Easement 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 Easement for Utilities and Final Release of Lien and file the Bill of Sale and Warranty in the Public Records of St. Johns County, Florida.


PASSED AND ADOPTED this 4th day of February, 2025.

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

Rendition Date FEB 5 2025

By: 
Krista Joseph, Chair

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


Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 2nd day of Jan. 2015, by **HAMMOCK OAKS PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, with an address of 280 E. Pilot Road, Las Vegas, Nevada 89119, 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:

I. 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 sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for 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 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. 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:

HAMMOCK OAKS PROPERTY
OWNERS ASSOCIATION, INC.
a Florida not for profit corporation

[Signature]
Witness Signature
Print Name: Akriti Balachandran
Address: 460 Woodstock rd, Ste 208
Roswell GA 30075

By: [Signature]
Print Name: Todd Jones
Its: member

[Signature]
Witness Signature
Print Name: V. P. [unclear]
Address: 445 [unclear] Ave [unclear] GA 30076

STATE OF GA
COUNTY OF Fulton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of January, 2026 by Todd Jones as member for Hammock Oaks Property Association, Inc., a Florida not for profit corporation.



[Signature]
Notary Public
My Commission Expires: 11/05/2028

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"
EASEMENT AREA

Exhibit "A"

MAP SHOWING SKETCH OF

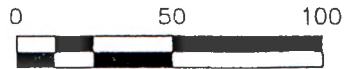
A UTILITY EASEMENT, OVER A PORTION OF TRACT "O-1" (DEVELOPMENT EDGE/LANDSCAPE/MAINTENANCE/OPEN SPACE), AS SHOWN ON THE PLAT OF "HAMMOCK OAKS", AS RECORDED IN MAP BOOK 108, PAGES 54 THROUGH 62 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 62, WHICH IS ALSO THE SOUTHEASTERLY CORNER OF TRACT "U" (UTILITY), AS SHOWN ON THE AFORESAID PLAT OF "HAMMOCK OAKS", AND RUN THENCE, NORTH 48°54'00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "U" (UTILITY TRACT), AND ALSO BEING THE NORTHEASTERLY BOUNDARY OF TRACT "O-1" (DEVELOPMENT EDGE/LANDSCAPE/MAINTENANCE/OPEN SPACE), A DISTANCE OF 6.68 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 48°54'00" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "U" (UTILITY TRACT), AND ALSO BEING THE NORTHEASTERLY BOUNDARY OF TRACT "O-1" (DEVELOPMENT EDGE/LANDSCAPE/MAINTENANCE/OPEN SPACE), A DISTANCE OF 20.00 FEET, TO A POINT; RUN THENCE, SOUTH 41°06'00" WEST, A DISTANCE OF 55.00 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT "O-1" (DEVELOPMENT EDGE/LANDSCAPE/MAINTENANCE/OPEN SPACE), AND ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 16-A ~ MILL CREEK ROAD, A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY; RUN THENCE, SOUTH 48°54'00" EAST, ALONG THE AFORESAID SOUTHWESTERLY LINE OF SAID TRACT "O-1" (DEVELOPMENT EDGE/LANDSCAPE/MAINTENANCE/OPEN SPACE), AND ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 16-A ~ MILL CREEK ROAD, A DISTANCE OF 20.00 FEET, TO A POINT; RUN THENCE, NORTH 41°06'00" EAST, A DISTANCE OF 55.00 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF SAID TRACT "U" (UTILITY TRACT), AND ALSO BEING THE NORTHEASTERLY BOUNDARY OF TRACT "O-1" (DEVELOPMENT EDGE/LANDSCAPE/MAINTENANCE/OPEN SPACE), SAID POINT ALSO BEING THE POINT OF BEGINNING.

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 48°54'00" W	6.68'
L2	N 48°54'00" W	20.00'
L3	S 41°06'00" W	55.00'
L4	S 48°54'00" E	20.00'
L5	N 41°06'00" E	55.00'



GRAPHIC SCALE
SCALE: 1" = 50'

JOB No. 54419
CAD FILE NAME:
UTILITY EASEMENT.Dwg

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 16-A ~ MILL CREEK ROAD, AS N 48°54'00" W, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901 (FL EAST), AND AS SHOWN ON THE RECORDED PLAT OF "HAMMOCK OAKS".

2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES, RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, SJ-17.051.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS. (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

Prepared by:
A & J Land Surveyors, Inc.
5847 Luella Street
Jacksonville, Florida 32207
T ~ 904.346.1733
F ~ 904.346.1736

JONATHAN B. BOWAN
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

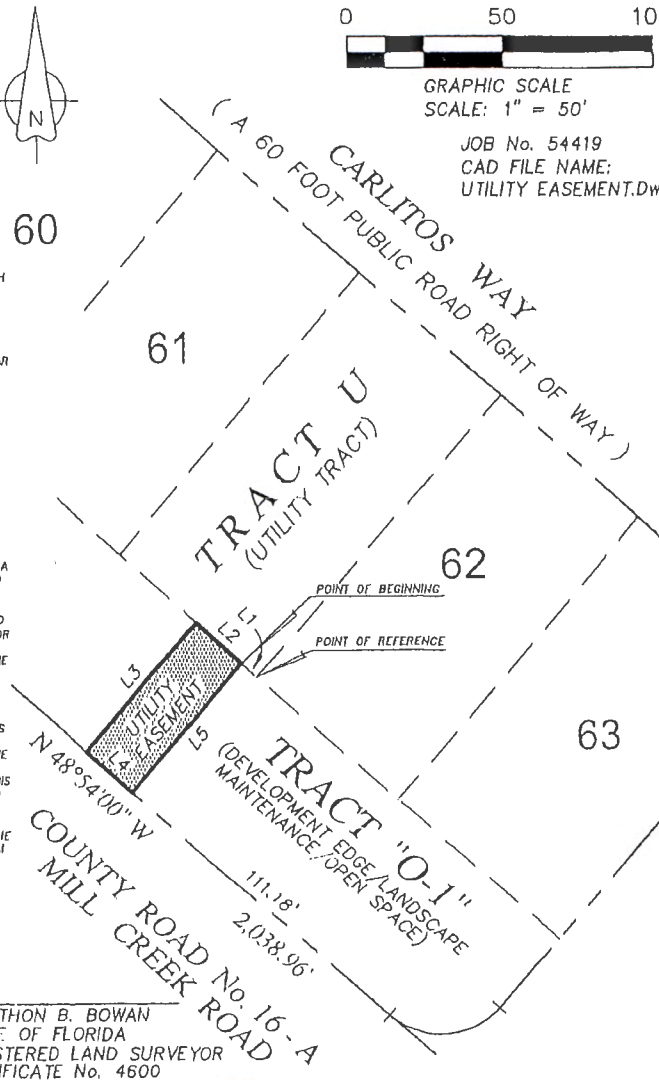




Exhibit "B" to the Resolution
BILL OF SALE
UTILITY IMPROVEMENTS
 for

Hammock Oaks (Minorcan Mill)

AMH Development, LLC, 23975 Park Sorrento, Suite 300, Calabasas CA 91302 (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 Hammock Oaks (Minorcan Mill)"

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 25th of October, 2021

WITNESS:

[Signature]
 Witness Signature

Michelle Stone
 Print Witness Name

Georgia
 STATE OF FLORIDA
 COUNTY OF Fulton

OWNER:

[Signature]
 Owner's Signature

Geoffrey Reid, Vice President
 Print Owner's Name

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of October, 2021, by Geoffrey Reid as Vice President for AMH Development.



[Signature]
 Notary Public
 My Commission Expires: July 12, 2025

Produced Identification
 Produced



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Hammock Oaks (Minorcan Mill)
 Contractor: W. Gardner, LLC
 Developer: American Homes 4 Rent

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" DR18 PVC & Fittings	LF	192	\$ 20.30	\$ 3,897.60
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 1,293.04	\$ 1,293.04
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR26 PVC	LF	4522	\$ 23.32	\$ 105,453.04
	LF			\$ -
	LF			\$ -
	LF			\$ -
Laterals (Size and Type)				
6" SDR26 PVC Single	EA	126	\$ 893.87	\$ 112,627.62
	EA			\$ -
	EA			\$ -
	EA			\$ -
Manholes (Size and Type)				
Receiving Manhole	EA	1	\$ 10,688.64	\$ 10,688.64
A Lined Manhole (Spectra Shield)	EA	4	\$ 7,250.14	\$ 29,000.56
A Manhole	EA	14	\$ 3,294.45	\$ 46,122.30
	EA			\$ -
	EA			\$ -
	EA			\$ -
	EA			\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Lift Station				
Lift Station Pumps & Piping	Lump Sum	1	\$ 224,955.56	\$ 224,955.56
Concrete Wet Well	Lump Sum	1	\$ 45,091.52	\$ 45,091.52
				\$ -
				\$ -
				\$ -
				\$ -
Total Sewer System Cost				\$ 579,129.88



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Hammock Oaks (Minorcan Mill)
 Contractor: W. Gardner, LLC
 Developer: American Homes 4 Rent

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
20" DR 11 HDPE Crossing	LF	37	\$ 228.13	\$ 8,440.81
12" DR 11 HDPE Crossing	LF	33	\$ 107.01	\$ 3,531.33
10" DR 11 HDPE Crossing	LF	161	\$ 86.99	\$ 14,005.39
16" PVC & Fittings	LF	415	\$ 68.39	\$ 28,381.85
10" PVC & Fittings	LF	221	\$ 42.76	\$ 9,449.96
8" PVC & Fittings	LF	4322	\$ 22.10	\$ 95,516.20
2" Poly & Fittings	LF	162	\$ 10.94	\$ 1,772.28
Water Valves (Size and Type)				
16" Gate Valve	Ea	3	\$ 11,400.58	\$ 34,201.74
10" Gate Valve	Ea	2	\$ 2,801.87	\$ 5,603.74
8" Gate Valve	Ea	14	\$ 2,346.28	\$ 32,847.92
2" Gate Valve	Ea	2	\$ 990.97	\$ 1,981.94
				\$ -
Hydrants Assembly (Size and Type)				
6" Fire Hydrant Assembly	Ea	9	\$ 4,521.05	\$ 40,689.45
2" Flushing Hydrant	Ea	4	\$ 1,008.78	\$ 4,035.12
				\$ -
Sevices (Size and Type)				
Static Lift Station Water Service	Ea	1	\$ 662.53	\$ 662.53
Lift Station Water Service	Ea	1	\$ 1,747.02	\$ 1,747.02
1.5" Park Service	Ea	1	\$ 1,540.55	\$ 1,540.55
SJCUD Water Services Double	Ea	34	\$ 1,213.15	\$ 41,247.10
SJCUD Water Services Single	Ea	57	\$ 937.19	\$ 53,419.83
			\$ -	\$ -
Total Water System Cost				\$ 379,074.76



Exhibit "C" to the Resolution

FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$958,204.64 Nine Hundred Fifty-Eight Thousand Two Hundred Four Dollar & 64/100 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through October 31, 2021 to AMH Development, LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR MINORCAN MILL”

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 18 of 10, 21.

WITNESS:

Witness Signature

SHAWN THOMAS

Print Witness Name

OWNER:

Lienor's Signature

ELLIOT JONES

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 18th day of October, 2021, by Elliot Jones as President for W. Gardner, LLC.

Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Hammock Oaks (Minorcan Mill)
 Contractor: W. Gardner, LLC
 Developer: American Homes 4 Rent

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" DR18 PVC & Fittings	LF	192	\$ 20.30	\$ 3,897.60
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
Sewer Valves (Size and Type)				
4" Gate Valve	Ea	1	\$ 1,293.04	\$ 1,293.04
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	Ea			\$ -
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A Manhole	EA	14	\$ 3,294.45	\$ 46,122.30
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	EA			\$ -
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				\$ -
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Total Sewer System Cost				\$ 579,129.88



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Hammock Oaks (Minorcan Mill)
 Contractor: W. Gardner, LLC
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SJCUD Water Services Single	Ea	57	\$ 937.19	\$ 53,419.83
			\$ -	\$ -
Total Water System Cost				\$ 379,074.76

Exhibit "D" to the Resolution



WARRANTY
UTILITY IMPROVEMENTS

Date: October 18, 2021

Project Title: Minorcan Mill (Hammock
Oaks) St. Johns County, Florida

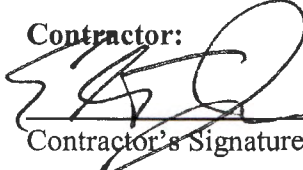
FROM: W. Gardner, LLC
4929 Atlantic Blvd.
Jacksonville, FL 32207

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:



Contractor's Signature

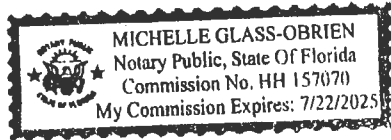
Elliot Jones

Print Contractor's Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of October, 2021, by

Elliot Jones as President
for W. Gardner, LLC.



Michelle Glass-O'Brien
Notary Public
My Commission Expires: 7/22/2025

Personally Known or Produced Identification
Type of Identification Produced

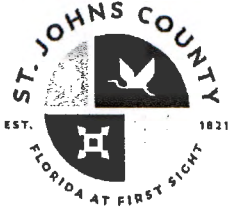


Exhibit "E" to the Resolution

**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: August 12, 2024
SUBJECT: Hammock Oaks (fka Minorcan Mill)

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 Hammock Oaks (fka Minorcan Mill).

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.



Subject Area



2023 Aerial Imagery
Date: 11/18/2024

Hammock Oaks
(fka Minorcan Mill)

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.

2024 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N21000006419

Entity Name: HAMMOCK OAKS PROPERTY OWNERS ASSOCIATION, INC.

Current Principal Place of Business:

280 E. PILOT ROAD
LAS VEGAS, NV 89119

Current Mailing Address:

280 E. PILOT ROAD
LAS VEGAS, NV 89119 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title SECRETARY
Name KUSHNER, JORDAN
Address 280 E. PILOT ROAD
City-State-Zip: LAS VEGAS NV 89119

Title DIRECTOR
Name KUSHNER, JORDAN
Address 280 E. PILOT ROAD
City-State-Zip: LAS VEGAS NV 89119

Title PRESIDENT/CEO
Name HALLIDAY, MATTHEW
Address 280 E. PILOT ROAD
City-State-Zip: LAS VEGAS NV 89119

Title VP
Name PALMER, LINCOLN
Address 280 E. PILOT ROAD
City-State-Zip: LAS VEGAS NV 89119

Title TREASURER/CFO
Name PALMER, LINCOLN
Address 280 E. PILOT ROAD
City-State-Zip: LAS VEGAS NV 89119

Title SECRETARY
Name REITER, JOSHUA
Address 280 E. PILOT ROAD
City-State-Zip: LAS VEGAS NV 89119

Title AUTHORIZED REPRESENTATIVE
Name HARTLEY, GARRETT
Address 280 E. PILOT ROAD
City-State-Zip: LAS VEGAS NV 89119

Title PRESIDENT
Name JONES, TODD
Address 280 E. PILOT ROAD
City-State-Zip: LAS VEGAS NV 89119

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JORDAN KUSHNER

SECRETARY

04/04/2024

Electronic Signature of Signing Officer/Director Detail

Date

Officer/Director Detail Continued :

Title DIRECTOR
Name JONES, TODD
Address 280 E. PILOT ROAD
City-State-Zip: LAS VEGAS NV 89119