

RESOLUTION NO. 2025- 297

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE WITH SCHEDULE OF VALUES, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER, SEWER, AND RECLAIMED WATER SYSTEMS TO SERVE SILVERLEAF PARCEL 12 WEST, PHASE 1.**

**RECITALS**

**WHEREAS**, Arroyo Cap III-2 LLC., a Delaware limited liability company, has executed and presented to the County an Easement for Utilities associated with the water, sewer and reclaimed water systems to serve Silverleaf Parcel 12 West, Phase 1, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Toll Southeast LP Company Inc., has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water, sewer, and reclaimed water systems to serve Silverleaf Parcel 12 West, Phase 1, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, Reeves Construction Company, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Silverleaf Parcel 12 West, Phase 1, attached hereto as Exhibits “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 Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

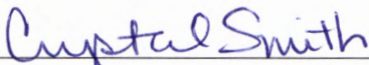
**PASSED AND ADOPTED** this 2nd day of September, 2025.

Rendition Date SEP 02 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



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

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 20<sup>th</sup> day of February, 2025 by Arroyo Cap III-2, LLC a Delaware Limited Liability Company, with an address of 18575 Jamboree Road, Suite S-350, Irvine CA 92612, 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, alienate, 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, gravity sewer collection system, sewer force mains and reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water, sewer, and reuse 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 water, sewer and reuse 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, sewer and reuse 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.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

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.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK***

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE.***

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered

In the presence of:

[Signature]  
Witness Signature

Nick Lasher  
Print Name

18575 Jamboree Rd.

Irvine, CA 92612  
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]

Print Name: Jeffrey B. Brouette  
Executive Vice President

Title: \_\_\_\_\_

[Signature]  
Witness Signature

Jacob Baird-Lee  
Print Name

18575 Jamboree Rd

Irvine, CA 92612  
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF California  
COUNTY OF Orange

The foregoing instrument was acknowledged before me before me by means of  physical presence or  online notarization, this 20 day of February, 2025, by Jeffrey B Brouette, who is Executive Vice President of Arroyo Cap III-2, LLC, a Delaware Limited Partnership, Such person is personally known to me or has produced valid driver's license as Arroyo Capital LLC, LLC identification.



[Signature]  
Notary Public  
My Commission Expires: Oct 18, 2026

**EXHIBIT "A"**

**EASEMENT AREA**

Being the private right of ways depicted as Branford Dr, Irvington Ct, Tideland Ct, Heritage Pines Way, the portions of Delwood Way, Bedford Ter, and Rosalind Ave that are located in Phase 1, that 40' Unobstructed Exclusive SJCUD Sewer Easement which lies in Tract O-3 between Lots 32, 33, 93 and 112, that 40' Unobstructed Exclusive SJCUD Sewer Easement which lies in Tract O-3 between Lots 33, 34, 112, 113, 114, and 115, that 40' Unobstructed Exclusive SJCUD Sewer Easement which lies between Lots 147 and 148, and that 10' SJCUD Utility easement located in Tracts O-1 and O-8, as recorded in Plat "Silverleaf-Parcel 12W Phase 1" in Map Book 127, Pages 1-18, of the Public Records of St. Johns County, Florida.

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

PROJECT: Silverleaf Parcel 12 West, Phase 1

Toll Southeast Company LP, Inc. 1140 Virginia Drive Fort Washington, PA 19034

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 12<sup>th</sup> of November, 2024.

WITNESS:

[Signature]  
Witness Signature  
Justin Scarberry  
Witness Print Name

OWNER:

[Signature]  
Owner Signature  
Nathan Beidle  
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 12<sup>th</sup> day of November, 2024, by Nathan Beidle as Vice President for Toll Southeast Company LP, Inc.

[Signature]  
Notary Public Brianna Walker  
My Commission Expires: 10/21/25

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: Newbrook Phase 1 (Silverleaf Parcel 12 West)  
 Contractor: Reeves Construction Company  
 Developer: Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" DR 9 Poly	LF	540	\$ 23.00	\$ 12,420.00
6" DR 18 PVC	LF	870	\$ 43.00	\$ 37,410.00
8" DR 18 PVC	LF	4285	\$ 56.00	\$ 239,960.00
10" DR 18 PVC	LF	136	\$ 72.00	\$ 9,792.00
6" DR 18 Fusable PVC	LF	125	\$ 76.00	\$ 9,500.00
8" DR-18 Fusable PVC	LF	170	\$ 90.00	\$ 15,300.00
<b>Water Valves (Size and Type)</b>				
6" Gate Valve	Ea	15	\$ 2,900.00	\$ 43,500.00
8" Gate Valve	Ea	9	\$ 3,600.00	\$ 32,400.00
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
42" Mueller Fire Hydrants	Ea	13	\$ 5,900.00	\$ 76,700.00
2" Flushing Hydrants	Ea	3	\$ 1,600.00	\$ 4,800.00
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Single Service - 1"	Ea	33	\$ 1,200.00	\$ 39,600.00
Double Service - 2"	Ea	76	\$ 1,500.00	\$ 114,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 635,382.00</b>

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

Project Name:	Newbrook Phase 1 (Silverleaf Parcel 12 West)
Contractor:	Reeves Construction Company
Developer:	Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-26 PVC	LF	6006	\$ 78.00	\$ 468,468.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" DR-26 PVC Services	EA	192	\$ 1,400.00	\$ 268,800.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep Type A 4' Diameter	EA	12	\$ 7,500.00	\$ 90,000.00
6-8 foot deep Type A 4' Diameter	EA	5	\$ 9,075.00	\$ 45,375.00
8-10 foot deep Type A 4' Diameter	EA	6	\$ 10,500.00	\$ 63,000.00
10-12 foot deep Type A 4' Diameter	EA	3	\$ 12,000.00	\$ 36,000.00
> 12 foot deep Type A 4' Diameter	EA	1	\$ 17,000.00	\$ 17,000.00
6-8 foot deep Type B 5' Diameter	EA	1	\$ 14,000.00	\$ 14,000.00
8-10 foot deep Type B 5' Diameter	EA	1	\$ 17,000.00	\$ 17,000.00
10-12 foot deep Type B 4' Diameter	EA	1	\$ 21,000.00	\$ 21,000.00
> 12 foot deep Type B 5' Diameter	EA	1	\$ 23,000.00	\$ 23,000.00
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1,063,643.00</b>

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

Project Name: Newbrook Phase 1 (Silverleaf Parcel 12 West)  
 Contractor: Reeves Construction Company  
 Developer: Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
4" DR 18 PVC	LF	685	\$ 54.00	\$ 36,990.00
6" DR 18 PVC	LF	330	\$ 63.00	\$ 20,790.00
8" DR 18 PVC	LF	3416	\$ 75.00	\$ 256,200.00
10" DR 18 PVC	LF	200	\$ 94.00	\$ 18,800.00
2" DR 9 Poly	LF	500	\$ 43.00	\$ 21,500.00
8" DR-18 Fusable PVC	LF	250	\$ 108.00	\$ 27,000.00
10" DR-18 Fusable PVC	LF	28	\$ 185.00	\$ 5,180.00
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
4" Gate Valve	Ea	2	\$ 2,600.00	\$ 5,200.00
6" Gate Valve	Ea	1	\$ 2,900.00	\$ 2,900.00
8" Gate Valve	Ea	7	\$ 3,600.00	\$ 25,200.00
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
<b>Hydrants Assembly (Size and Type)</b>				
2" Flushing Hydrant	Ea	5	\$ 1,600.00	\$ 8,000.00
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
<b>Sevices (Size and Type)</b>				
Single Service - 1"	Ea	24	\$ 1,200.00	\$ 28,800.00
Double Service - 1"	Ea	57	\$ 1,500.00	\$ 85,500.00
Single Service - 2"	Ea	1	\$ 3,500.00	\$ 3,500.00
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 545,560.00</b>



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

The undersigned lienor, in consideration of the sum  
\$2,244,585.00

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

02-10-2025 to Toll Brothers  
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Silverleaf Parcel 12 West (Newbrook Phase 1)

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 11 day of February, 2025.

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

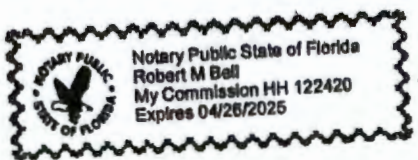
OWNER: [Signature]  
Lienor's Signature  
Scott Newman  
Print Lienor's Name

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical  
presence or  online notarization, this 11 day of February, 2025, by  
Scott Newman as Assistant Secretary for  
Reeves Construction Company.

[Signature]  
Notary Public  
My Commission Expires: 4/26/2025

Personally Known or Produced Identification   
Type of Identification Produced



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

Project Name: Newbrook Phase 1 (Silverleaf Parcel 12 West)  
 Contractor: Reeves Construction Company  
 Developer: Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" DR 9 Poly	LF	540	\$ 23.00	\$ 12,420.00
6" DR 18 PVC	LF	870	\$ 43.00	\$ 37,410.00
8" DR 18 PVC	LF	4285	\$ 56.00	\$ 239,960.00
10" DR 18 PVC	LF	136	\$ 72.00	\$ 9,792.00
6" DR 18 Fusable PVC	LF	125	\$ 76.00	\$ 9,500.00
8" DR-18 Fusable PVC	LF	170	\$ 90.00	\$ 15,300.00
<b>Water Valves (Size and Type)</b>				
6" Gate Valve	Ea	15	\$ 2,900.00	\$ 43,500.00
8" Gate Valve	Ea	9	\$ 3,600.00	\$ 32,400.00
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
42" Mueller Fire Hydrants	Ea	13	\$ 5,900.00	\$ 76,700.00
2" Flushing Hydrants	Ea	3	\$ 1,600.00	\$ 4,800.00
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
Single Service - 1"	Ea	33	\$ 1,200.00	\$ 39,600.00
Double Service - 2"	Ea	76	\$ 1,500.00	\$ 114,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 635,382.00</b>

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

Project Name: Newbrook Phase 1 (Silverleaf Parcel 12 West)  
 Contractor: Reeves Construction Company  
 Developer: Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-26 PVC	LF	6006	\$ 78.00	\$ 468,468.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" DR-26 PVC Services	EA	192	\$ 1,400.00	\$ 268,800.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep Type A 4' Diameter	EA	12	\$ 7,500.00	\$ 90,000.00
6-8 foot deep Type A 4' Diameter	EA	5	\$ 9,075.00	\$ 45,375.00
8-10 foot deep Type A 4' Diameter	EA	6	\$ 10,500.00	\$ 63,000.00
10-12 foot deep Type A 4' Diameter	EA	3	\$ 12,000.00	\$ 36,000.00
> 12 foot deep Type A 4' Diameter	EA	1	\$ 17,000.00	\$ 17,000.00
6-8 foot deep Type B 5' Diameter	EA	1	\$ 14,000.00	\$ 14,000.00
8-10 foot deep Type B 5' Diameter	EA	1	\$ 17,000.00	\$ 17,000.00
10-12 foot deep Type B 4' Diameter	EA	1	\$ 21,000.00	\$ 21,000.00
> 12 foot deep Type B 5' Diameter	EA	1	\$ 23,000.00	\$ 23,000.00
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1,063,643.00</b>

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

Project Name: Newbrook Phase 1 (Silverleaf Parcel 12 West)  
 Contractor: Reeves Construction Company  
 Developer: Toll Brothers

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
4" DR 18 PVC	LF	685	\$ 54.00	\$ 36,990.00
6" DR 18 PVC	LF	330	\$ 63.00	\$ 20,790.00
8" DR 18 PVC	LF	3416	\$ 75.00	\$ 256,200.00
10" DR 18 PVC	LF	200	\$ 94.00	\$ 18,800.00
2" DR 9 Poly	LF	500	\$ 43.00	\$ 21,500.00
8" DR-18 Fusable PVC	LF	250	\$ 108.00	\$ 27,000.00
10" DR-18 Fusable PVC	LF	28	\$ 185.00	\$ 5,180.00
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
4" Gate Valve	Ea	2	\$ 2,600.00	\$ 5,200.00
6" Gate Valve	Ea	1	\$ 2,900.00	\$ 2,900.00
8" Gate Valve	Ea	7	\$ 3,600.00	\$ 25,200.00
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
<b>Hydrants Assembly (Size and Type)</b>				
2" Flushing Hydrant	Ea	5	\$ 1,600.00	\$ 8,000.00
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
<b>Sevices (Size and Type)</b>				
Single Service - 1"	Ea	24	\$ 1,200.00	\$ 28,800.00
Double Service - 1"	Ea	57	\$ 1,500.00	\$ 85,500.00
Single Service - 2"	Ea	1	\$ 3,500.00	\$ 3,500.00
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 545,560.00</b>

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

Date: December 6, 2024  
Project Title: Silverleaf Parcel 12 West (Newbrook Phase 1)  
FROM: Reeves Construction Company  
Contractor's Name  
Address: Reeves Construction Company  
250 Plemmons Road  
Duncan, SC 29334  
  
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:**

Scott Newman  
Print Contractor's Name

  
Contractor's Signature

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of XX physical presence or \_\_\_\_\_ on-line notarization, this 6<sup>th</sup> day of December, 2024, by Scott Newman as Assistant Secretary for Reeves Construction Company

  
Notary Public  
My Commission Expires: 11/13/2027

Personally Known or Produced Identification  
Type of Identification Produced



**LIANNA MULLINS**  
Notary Public  
State of Florida  
Comm# HH463862  
Expires 11/13/2027

Exhibit "E" to the Resolution



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** July 22, 2025  
**SUBJECT:** Silverleaf Parcel 12 West Phase 1 (ASBULT 2024000177)

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 Silverleaf Parcel 12 West Phase 1.

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 Property**



Imagery Date: 12/2024  
Date: 7/29/2025

**Silverleaf Parcel 12 West  
Phase 1**

**Easement for Utilities,  
Bill of Sale, Release of Lien  
& Warranty**



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

Disclaimer:  
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