

RESOLUTION NO. 2025-393

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE WATER SYSTEM AND A BILL OF SALE, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE HOME DEPOT WORLD COMMERCE CENTER LOCATED OFF WORLD COMMERCE PARKWAY.

RECITALS

WHEREAS, Home Depot U.S.A., Inc., a foreign profit corporation, has executed and presented to the County an Easement for Utilities associated with the water system to serve Home Depot World Commerce Center, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Home Depot U.S.A., Inc., a foreign profit corporation, 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 Home Depot World Commerce Center, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, McLain Site Solutions Inc, a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Home Depot World Commerce Center, 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.

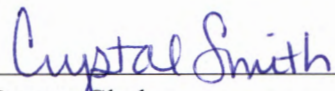
PASSED AND ADOPTED this 21st day of October, 2025.

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

Rendition Date OCT 22 2025

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 23 day of January, 2025 by Home Depot U.S.A., Inc. _____, with an address of 2455 Paces Ferry Road, Atlanta, GA 30339, 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 meter and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water meter 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 meter 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 meter** 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.

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:

Home Depot U.S.A., Inc.

Celeste H. Burr
Witness Signature

By: [Signature]

Celeste H. Burr
Print Name

Print Name: John Chesavage
Senior Corporate Counsel

Title: _____

2455 Paces Ferry Rd

Atlanta, GA 30339

Witness Address **REQUIRED** BUSINESS OR PERSONAL

[Signature]
Witness Signature

Deatra Hines-Bey
Print Name

2455 Paces Ferry Rd

Atlanta, GA 30339

Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 23 day of January, 2025, by John Chesavage, who is Senior Corp. Counsel of Home Depot U.S.A., Inc.. Such person is personally known to me or has produced _____ as identification.

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

Connie D Rockwell
Notary Public
My Commission Expires: 10-16-2027

EXHIBIT "A"
EASEMENT AREA

ST. JOHNS COUNTY

UTILITY EASEMENT EXHIBIT "A"

UTILITY EASEMENT: A UTILITY EASEMENT FOR ST. JOHNS COUNTY UTILITY DEPARTMENT

A PARCEL OF LAND LYING IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 10, LYING IN SAID SECTION 38; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF GOVERNMENT LOT 10, S 72°07'40"E, A DISTANCE OF 371.25 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE N 50°37'11" E, A DISTANCE OF 5313.58 FEET; THENCE N 44°32'39" E, A DISTANCE OF 2409.60 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND LYING IN SECTION 38; THENCE LEAVING SAID RIGHT OF WAY S 10°06'25" E, A DISTANCE OF 151.12 FEET; THENCE S 44°32'39" W, A DISTANCE OF 50.07 FEET TO A POINT ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 522.00 FEET, ARC LENGTH OF 232.93 FEET WITH A CHORD BEARING OF S 20°27'16" E 231.21 FEET THE POINT OF BEGINNING OF THE UTILITY EASEMENT; THENCE N 74°24'49" E, A DISTANCE OF 7.04 FEET; THENCE S 15°47'48" E, A DISTANCE OF 10.28 FEET; THENCE S 73°45'18" W, A DISTANCE OF 8.49 FEET TO A POINT ALONG A CURVE TO THE LEFT WITH A RADIUS OF 552.00 FEET, ARC LENGTH OF 10.47 FEET WITH A CHORD BEARING OF N 7°49'20" W 10.47 FEET; TO THE POINT OF BEGINNING.

CONTAINING 80 SQUARE FEET MORE OR LESS.



NOTES:

1) Sketch of description only, not a boundary survey 2) Public records have not been searched for rights of ways, easements, restrictions, reservations and/or other instruments of record. 3) This description and sketch has been prepared for the sole and exclusive benefit of the parties named hereon and shall not be relied upon by any other individual or entity. 4) Underground improvements, if any, not located. 5) Improvements affecting easement shown hereon, if any, not located

LEGEND:

Cn = curve number
BSL = building setback line
CB = Chord Bearing
CL = centerline
R/W = right of way
⊕ = fire hydrant
⊞ = water meter

PC = point of curvature (R) = radial
DUE = drainage & utility easement
UE = utility easement
ou = overhead utility lines
conc = concrete cov = covered
⊙ = water valve
⊛ = light pole

d = deed call p = plat call
f = field measurement
☐ = electric utility box
☐ = telephone junction box
☐ = cable TV junction box
☐ = utility junction box
⊞ = utility pole

SHEET 1 of 2

ASTRA SURVEYING, LLC (LB8377)

319 WEST TOWN PLACE, SUITE 25
ST. AUGUSTINE, FLORIDA 32092
(904) 606-0234 DAGNI@ASTRASURVEYING.COM

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Scott Martin

CN = Scott Martin C = US O
Date: 2025.01.30 18:43:27 -0500

SCOTT A. MARTIN FL PSM NO. 7392
UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT THE RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH & DESCRIPTION

OF A
UTILITY EASEMENT

DATE OF SURVEY: JANUARY 2025
FIELD BOOK: N/A PAGE: N/A
FILE NAME: 99-24-34 SJC WATER EASEMENT 1.30.25.DWG
DWG FILE: 19-.dwg
DRAWN BY: DVB CHK BY: S.McLEAN

ASTRA
SURVEYING

ST. JOHNS COUNTY

UTILITY EASEMENT

SHEET 2 of 2



SCALE: 1"=200'

INTERNATIONAL GOLF PARKWAY

LINE TABLE		
LINE #	BEARING	LENGTH
L-1	N7°32'48"W	7.04
L-2	S15°47'48"W	10.28
L-3	S77°45'18"W	8.49

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	332.00'	170°13'	10.47'	N77°49'20"W	10.47'

POINT OF BEGINNING

ST. JOHNS COUNTY
UTILITY EASEMENT
40 SQUARE FEET ±

SEE DETAIL
WORLD COMMERCE
PARKWAY

N 44°32'39" E 2409.50'

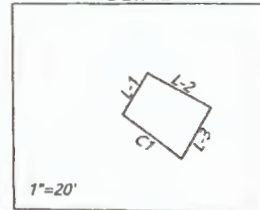
N 50°37'11" E
5513.58'

S 72°07'40" E
311.25'

POINT OF COMMENCEMENT

W.W. CORNER GOVERNMENT LOT 10
58' IRON ROD & CAP (B.R. 3488)

DETAIL



REVISION	DATE	BY

SKETCH & DESCRIPTION
FOR
ST. JOHNS COUNTY UTILITY EASEMENT

ASTRA
SURVEYING

Exhibit "B" to the Resolution

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

PROJECT: The Home Depot - World Commerce Center

Home Depot U.S.A., Inc. 2455 Paces Ferry Road, Atlanta, GA, 30339

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 30th of June, 2025.

WITNESS:

Bahy Hall
Witness Signature

LaDebra Hall
Witness Print Name

OWNER:

[Signature]
Owner Signature

R. David Steele
Vice President and Assistant Secretary
Owner Print Name

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 30 day of June, 2025, by R. David Steele as VP & Assistant Secretary for Home Depot U.S.A., Inc.

Connie D. Rockwell
Notary Public
My Commission Expires: 10-16-2027

Personally Known or Produced Identification
Type of Identification Produced

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

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

Project Name: Home Depot World Commerce Center
 Contractor: McLain Site Solutions
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" 45	EA	1	\$ 434.00	\$ 434.00
10"x4" tee	EA	1	\$ 1,036.00	\$ 1,036.00
4"x4" tee	EA	1	\$ 586.00	\$ 586.00
8"x10" increaser	EA	1	\$ 820.00	\$ 820.00
Water Valves (Size and Type)				
8" gate valve	EA	1	\$ 4,995.00	\$ 4,995.00
4" gate valve	EA	2	\$ 1,868.00	\$ 3,736.00
3" gate valve	EA	1	\$ 1,625.00	\$ 1,625.00
Hydrants Assembly (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
4" Dr-18	LF	15	\$ 10.76	\$ 161.40
4"x4" tee	EA	1	\$ 586.00	\$ 586.00
4" 90 bend	EA	1	\$ 366.00	\$ 366.00
4"x3" reducer	EA	1	\$ 292.00	\$ 292.00
3" sch 40 pvc	LF	10	\$ 5.80	\$ 58.00
3" 90 bend	EA	1	\$ 338.00	\$ 338.00
3"x3" tee	EA	1	\$ 344.00	\$ 344.00
4"x3" flange adapter	EA	2	\$ 450.00	\$ 900.00
4" meter vault assembly	EA	1	\$ 34,234.00	\$ 34,234.00
3" flange adapter	EA	1	\$ 130.00	\$ 130.00
Total Water System Cost				\$ 52,720.00

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

Project Name: Home Depot World Commerce Center
 Contractor: McLain Site Solutions
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sewer Valves (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26	LF	5	\$ 28.00	\$ 140.00
8" boot	EA	1	\$ 394.00	\$ 394.00
			\$ -	\$ -
			\$ -	\$ -
Manholes (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Sewer System Cost				\$ 534.00

Exhibit "C" to the Resolution



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

The undersigned lienor, in consideration of the sum \$53,254.00
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through
JUNE 19, 2025 to HOME DEPOT, USA, INC.
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
HOME DEPOT WORLD GOLF VILLAGE

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 19TH day of JUNE, 2025.

WITNESS:

Witness Signature

GREG BAKER

Print Witness Name

CONTRACTOR:

Lienor's Signature

NICKLAS MCLAIN

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 19TH day of JUNE, 2025, by NICKLAS MCLAIN as CEO for MCLAIN SITE SOLUTIONS, INC



Kailey Scanlon
Notary Public

My Commission Expires: 07 JAN 2028

Personally Known or Produced Identification
Type of Identification Produced

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

Project Name: Home Depot World Commerce Center
 Contractor: McLain Site Solutions
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" 45	EA	1	\$ 434.00	\$ 434.00
10"x4" tee	EA	1	\$ 1,036.00	\$ 1,036.00
4"x4" tee	EA	1	\$ 586.00	\$ 586.00
8"x10" increaser	EA	1	\$ 820.00	\$ 820.00
Water Valves (Size and Type)				
8" gate valve	EA	1	\$ 4,995.00	\$ 4,995.00
4" gate valve	EA	2	\$ 1,868.00	\$ 3,736.00
3" gate valve	EA	1	\$ 1,625.00	\$ 1,625.00
Hydrants Assembly (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
4" Dr-18	LF	15	\$ 10.76	\$ 161.40
4"x4" tee	EA	1	\$ 586.00	\$ 586.00
4" 90 bend	EA	1	\$ 366.00	\$ 366.00
4"x3" reducer	EA	1	\$ 292.00	\$ 292.00
3" sch 40 pvc	LF	10	\$ 5.80	\$ 58.00
3" 90 bend	EA	1	\$ 338.00	\$ 338.00
3"x3" tee	EA	1	\$ 344.00	\$ 344.00
4"x3" flange adapter	EA	2	\$ 450.00	\$ 900.00
4" meter vault assembly	EA	1	\$ 34,234.00	\$ 34,234.00
3" flange adapter	EA	1	\$ 130.00	\$ 130.00
Total Water System Cost				\$ 52,720.00

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

Project Name: Home Depot World Commerce Center
 Contractor: McLain Site Solutions
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sewer Valves (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26	LF	5	\$ 28.00	\$ 140.00
8" boot	EA	1	\$ 394.00	\$ 394.00
			\$ -	\$ -
			\$ -	\$ -
Manholes (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			Total Sewer System Cost	\$ 534.00

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

Date: JAN. 15TH, 2025
Project Title: #6342 HOME DEPOT-WORLD COMMERCE CENTER
FROM: MCLAIN SITE SOLUTIONS
Contractor's Name
Address: 6215 WILSON BLVD. STE. 5
JACKSONVILLE, FL 32210
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:

NICKLAS MCLAIN
Print Contractor's Name

Nicklas McLain
Contractor's Signature

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 15TH day of JANUARY, 2025, by
NICKLAS MCLAIN as PRESIDENT for
MCLAIN SITE SOLUTIONS

Kailey Scanlon
Notary Public
My Commission Expires: 01/07/28

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: September 9, 2025
SUBJECT: Home Depot World Commerce Center (ASBULT 2025000043)

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 Home Depot World Commerce Center.

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.



Imagery Date: 12/2024

Date: 9/12/2025

**Home Depot
World Commerce Center**

**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.