

RESOLUTION NO. 2025-394

**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 TRU HILTON HOTEL ST. AUGUSTINE LOCATED OFF COUNTY ROAD 208.**

**RECITALS**

**WHEREAS**, Ambama Investment LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water system to serve Tru Hilton Hotel St. Augustine, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Ambama Investment LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve Tru Hilton Hotel St. Augustine, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, Florida Civil Construction LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Tru Hilton Hotel St. Augustine, 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.

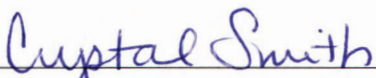
PASSED AND ADOPTED this 21<sup>st</sup> day of October, 2025.

**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 30<sup>th</sup> day of June, 2025 by Ambama Investment LLC, a Florida limited liability company, with an address of 1300 N. Ponce De Leon Blvd., St. Augustine, FL 32084, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

**WITNESSETH:**

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

1. Grantor does hereby grant, bargain, sell, 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 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 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 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

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 company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered  
In the presence of:

Ambama Investment LLC, a Florida limited liability company

J. Braddy

By: [Signature]

Witness Signature

Print Name: Ameet Patel

Jetty Braddy

Title: President

Print Name

790 N Ponce De Leon Blvd  
St Augustine, FL 32084

Witness Address **REQUIRED BUSINESS OR PERSONAL**

Barbara A. Croteau

Witness Signature

Barbara Croteau

Print Name

790 N. Ponce De Leon Blvd  
St Augustine, FL 32084

Witness Address **REQUIRED BUSINESS OR PERSONAL**

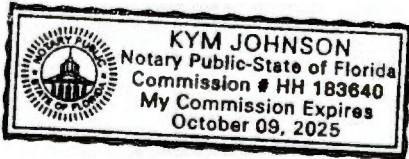
STATE OF Florida  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me before me by means of  physical presence or  online notarization, this 30<sup>th</sup> day of June, 2025, by Ameet Patel, who is the Manager of Ambama Investment LLC, a Florida limited liability company. Such person is personally known to me or has produced FIDL as identification.

[Signature]

Notary Public

My Commission Expires: October 09, 2025



# MAP SHOWING SURVEY SKETCH

A UTILITY EASEMENT OVER AND THROUGH A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 4300, PAGE 1763 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4765, PAGE 535, OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERN RIGHT OF WAY OF COUNTY ROAD 208 (A VARIABLE WIDTH RIGHT OF WAY) TRAVEL ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 73°56'00" EAST, 9.24 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THENCE CONTINUE ALONG SAID RIGHT OF WAY SOUTH 73°56'00" EAST, 5.00 FEET TO A POINT ALONG SAID RIGHT OF WAY; THENCE DEPART SAID RIGHT OF WAY AND TRAVEL SOUTH 16°04'00" WEST AND 6.00 FEET TO A POINT; THENCE TRAVEL NORTH 73°56'00" WEST, 5.00 FEET TO A POINT; THENCE TRAVEL NORTH 16°04'00" EAST, 6.00 FEET TO THE POINT OF BEGINNING.

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**Cody's**

Professional  
Surveying &  
Mapping, Inc.



(904) 696-8840 Phone  
(904) 696-8841 Fax  
P.O. Box 7540  
Jacksonville, Florida, 32238

ROY T. FLOWERS, JR.  
FL REGISTRATION NO. 6271

DATE OF SIGNATURE: JUNE 24, 2025

FLORIDA L.B. # 7347

PARTY CHIEF: SA
FIELD BOOK & PAGE: N/A
CAD TECH: JKK
DATE OF SURVEY: MAY 22, 2025
PROJECT NUMBER: 10724
PAGE 2
DRAWING NO.: 10724 EASEMENT.DWG

# MAP SHOWING SURVEY SKETCH

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION



COUNTY ROAD 208  
(RIGHT OF WAY VARIES)

POINT OF COMMENCEMENT

POINT OF BEGINNING

RIGHT OF WAY

PUBLIC  
PRIVATE

AMBAMA INVESTMENT, LLC  
 PARCEL ID: 0875170000  
 ORB 4300, PAGE 1763  
 STREET ADDRESS: 1300 N PONCE DE LEON BLVD.,  
 ST AUGUSTINE, FL 32084

**LEGEND**

- 90° - DENOTES 90° BEND
- BFP - DENOTES BACK FLOW PREVENTER
- ID - DENOTES IDENTIFICATION
- ORB - DENOTES OFFICIAL RECORDS BOOK
- WM - DENOTES FUTURE WATER METER
- WV - DENOTES WATER VALVE

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**Cody's**

Professional  
 Surveying &  
 Mapping, Inc.



(904) 696-8840 Phone  
 (904) 696-8841 Fax  
 P.O. Box 7540  
 Jacksonville, Florida, 32238

ROY T. FLOWERS, JR.  
 FL REGISTRATION NO. 6271  
 DATE OF SIGNATURE: JUNE 24, 2025  
 FLORIDA L.B. # 7347

PARTY CHIEF: SA
FIELD BOOK & PAGE: N/A
CAD TECH: JKK
DATE OF SURVEY: MAY 22, 2025
PROJECT NUMBER: 10724
PAGE 1
DRAWING NO.: 10724 EASEMENT.DWG

Exhibit "B" to the Resolution

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

PROJECT: Tru Hilton

Ambama Investment LLC, 1300 N. Ponce De Leon Blvd., St. Augustine, FL  
Owners Name and Address, (the "Seller") 32092

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 15<sup>th</sup> of July, 2025.

WITNESS:

K Lands

Witness Signature

Kym Lands

Witness Print Name

OWNER:

Ameet Patel

Owner Signature

Ameet Patel

Owner Print Name

STATE OF Florida

COUNTY OF St. Johns

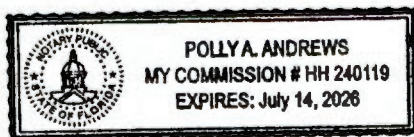
The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 15 day of July, 2025, by Ameet Patel as own for Ambama Investment LLC.

Polly Andrews

Notary Public

My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: TRU by Hilton - St Augustine, FL  
 Contractor: Florida Civil Construction  
 Developer: Ambama Investment LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
4" DR 18	LF	40	\$ 22.00	\$ 880.00
4" Backflow with By-Pass	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
Gate Valve 4"	Ea	3	\$ 1,600.00	\$ 4,800.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
12" x 4" Wet Tap	Ea	1	\$ 9,400.00	\$ 9,400.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 15,080.00</b>

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

Project Name:	TRU by Hilton - St Augustine, FL
Contractor:	Florida Civil Construction
Developer:	Ambama Investment LLC

	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>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>12" x 4" Wet Tap</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep*	EA	1	\$ 18,500.00	\$ 18,500.00
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<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>\$ 18,500.00</b>

\*When installing the Sanitary line, it was discovered that U10 was severely degraded and not able to be tapped/modified per the approved plans. EOR directed us to replace the structure. Site contractor R&R the concrete structure with an approved sanitary manhole.

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 \$ 33,580.00  
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through  
8/11/25 \_\_\_\_\_ to Ambama Investment LLC  
Date \_\_\_\_\_ (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
TRU by Hilton - St Augustine, FL

**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<sup>th</sup> day of AUGUST, 2025.

WITNESS: \_\_\_\_\_  
Witness Signature  
BRET MITCHELL  
Print Witness Name

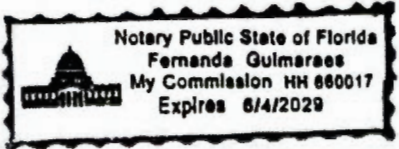
CONTRACTOR: \_\_\_\_\_  
Lienor's Signature  
ERIC SCHULTHEIS  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of August, 2025, by Eric Schultheis as manager for Florida Civil Construction

Notary Public  
My Commission Expires: 06/04/29

Personally Known or Produced Identification  
Type of Identification Produced  
\_\_\_\_\_



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

Project Name:	TRU by Hilton - St Augustine, FL			
Contractor:	Florida Civil Construction			
Developer:	Ambama Investment LLC			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
4" DR 18	LF	40	\$ 22.00	\$ 880.00
4" Backflow with By-Pass	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
Gate Valve 4"	Ea	3	\$ 1,600.00	\$ 4,800.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
12" x 4" Wet Tap	Ea	1	\$ 9,400.00	\$ 9,400.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 15,080.00</b>

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

Project Name:	TRU by Hilton - St Augustine, FL
Contractor:	Florida Civil Construction
Developer:	Ambama Investment LLC

	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>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>12" x 4" Wet Tap</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep*	EA	1	\$ 18,500.00	\$ 18,500.00
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<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>	\$ 18,500.00

\*When installing the Sanitary line, it was discovered that U10 was severely degraded and not able to be tapped/modified per the approved plans. EOR directed us to replace the structure. Site contractor R&R the concrete structure with an approved sanitary manhole.

Exhibit "D" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**

Date: JULY 25<sup>TH</sup> 2025 3E - CLOSEOUT - WARRANTY

Project Title: TRU TRY HILTON, ST AUGUSTINE

FROM: FLORIDA CIVIL CONSTRUCTION LLC  
Contractor's Name

Address: 1615 EDGEWATER DR  
SUITE 200A  
ORLANDO, FL 32804

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:

ERIC SCHULTHEIS  
Print Contractor's Name

[Signature]  
Contractor's Signature

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_  
on-line notarization, this 25 day of July, 2025, by

Eric Schultheis as Manager for  
Florida Civil Construction, LLC

[Signature]  
Notary Public  
My Commission Expires: 4/10/2026

Personally Known or Produced Identification  
Type of Identification Produced



ALINE V. RODRIGUES  
Commission # HH 208477  
Expires April 10, 2026



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**

---

**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** September 10, 2025  
**SUBJECT:** Tru Hilton Hotel St. Augustine (ASBULT 2025000104)

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 Tru Hilton Hotel St. Augustine.

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.

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**Subject Property**

State Road 16

County Road 208

Driveway



Imagery Date: 12/2024

Date: 9/18/2025

**Tru Hilton Hotel St. Augustine**  
**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.