

RESOLUTION NO. 2026- 254

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE REUSE SYSTEM TO SERVE ELEVATION RE-USE TRANSMISSION MAIN LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, Cornerstone Collard Augustine, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities and a Bill of Sale with a Schedule of Values conveying all personal property associated with the reuse system to serve Elevation Re-Use Transmission Main, attached hereto as Exhibits "A" and "B", incorporated by reference and made a part hereof; and

WHEREAS, Vallencourt, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Elevation Re-Use Transmission Main, 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 4th day of August, 2026.

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

Rendition Date AUG 04 2026

By: Clay Murphy
Clay Murphy, Chair

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

By: Crystal Smith
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 12 day of MARCH, 2026 by **CORNERSTONE COLLARD AUGUSTINE, LLC**, with an address of 2100 Hollywood Boulevard, Hollywood, Florida 33020, 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 reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground 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 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, and foundations, footings 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 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) 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 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.

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:

CORNERSTONE COLLARD AUGUSTINE, LLC,
a Florida limited liability company

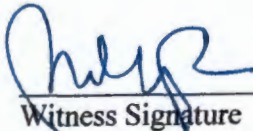
By: Cornerstone Augustine Manager, LLC, a
Florida limited liability company, its Manager


Witness Signature

Mark Martinez
Print Name
3750 S. Dixie Hwy PH 1
Coconut Grove, FL 33133

By: DLP
Daniel Lopez, as Manager

Witness Address **REQUIRED** BUSINESS OR PERSONAL


Witness Signature

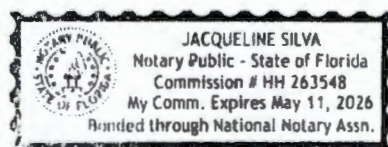
Melissa Rodriguez
Print Name

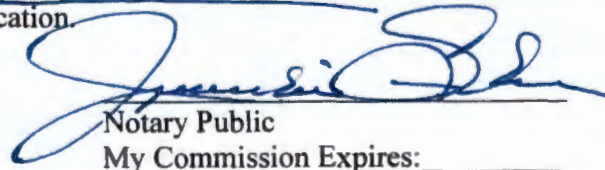
3750 S DIXIE HWY PH-1
MIAMI, FL 33133.

Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me before me by means of
☒ physical presence or ☐ online notarization, this 12 day of March, 2026,
by Daniel Lopez, who is the Manager of Cornerstone Augustine Manager, LLC, as Manager of
Cornerstone Collard Augustine, LLC. Such person is personally known to me or has produced
_____ as identification.




Notary Public
My Commission Expires: _____

Jacqueline Silva

EXHIBIT "A" EASEMENT AREA

MAP SHOWING SURVEY OF A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

REUSE EASEMENT:

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 5278, PAGE 1100, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT NORTHWEST CORNER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, POINT BEING A 4"x4" CONCRETE MONUMENT-"MOODY"; THENCE N89°09'34"E, ALONG THE NORTH LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 786.41 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16 (A 200.00 FOOT RIGHT OF WAY); THENCE S56°01'39"E, DEPARTING THE SAID NORTH LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16 (A 200.00 FOOT RIGHT OF WAY), A DISTANCE OF 1073.87 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1839.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 634.84 FEET THROUGH A DELTA ANGLE OF 19°46'11", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S46°00'33"E, 631.70 FEET; THENCE S36°15'28"E, A DISTANCE OF 536.41 FEET TO THE POINT OF BEGINNING;

THENCE S36°15'28"E, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16, A DISTANCE OF 76.74 FEET; THENCE S4°07'19"E, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16, A DISTANCE OF 18.69 FEET; THENCE S32°44'22"E, A DISTANCE OF 102.49 FEET; THENCE S37°45'03"E, A DISTANCE OF 453.02 FEET; THENCE S74°47'22"E, A DISTANCE OF 7.00 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16; THENCE S36°15'28"E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16, A DISTANCE OF 1287.85 FEET; THENCE S53°36'42"W, DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16, A DISTANCE OF 10.00 FEET; THENCE N36°15'28"W, A DISTANCE OF 1284.37 FEET; THENCE N74°47'22"W, A DISTANCE OF 6.93 FEET; THENCE N37°45'03"W, A DISTANCE OF 457.40 FEET; THENCE N32°44'22"W, A DISTANCE OF 105.47 FEET; THENCE N4°07'19"W, A DISTANCE OF 18.36 FEET; THENCE N36°15'28"W, A DISTANCE OF 73.86 FEET; THENCE N33°44'32"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

19,462.12± SQUARE FEET

LAST FIELD DATE: N/A
FIELD BOOK AND PAGE: N/A
PROJECT NUMBER: 1008-001-A
DRAWING NO: 1008-001-A-REUSE-001
SHEET 1 OF 4

GENERAL NOTES:

1. BEGINNINGS ARE BASED ON THE NORTH LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA AS BEING N89°09'34"E.
2. THIS SURVEY WAS PREPARED WITHOUT INTENT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND BRADSHAW-NILES & ASSOCIATES, MAKE NO REPRESENTATIONS REGARDING INFORMATION FROM OR NOT SHOWN HEREIN PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, SPECIALTY BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
3. THIS IS A SKETCH AND DESCRIPTION OF AN EASEMENT ONLY AND DOES NOT ADDRESS ANY OTHER JURISDICTION OF ANY PERSONAL, STATE, COUNTY OR LOCAL AGENCY.
4. UNDERGROUND UTILITIES OR FOUNDATIONS WERE NOT LOCATED BY THIS SURVEY.

THIS SURVEY IS INTENDED FOR THE PURPOSES SET FORTH IN THE COUNTY WHERE RECORDED AND IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE SURVEYOR, LICENSED AND REGISTERED IN FLORIDA, ST. JOHNS COUNTY.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

07/08/2005

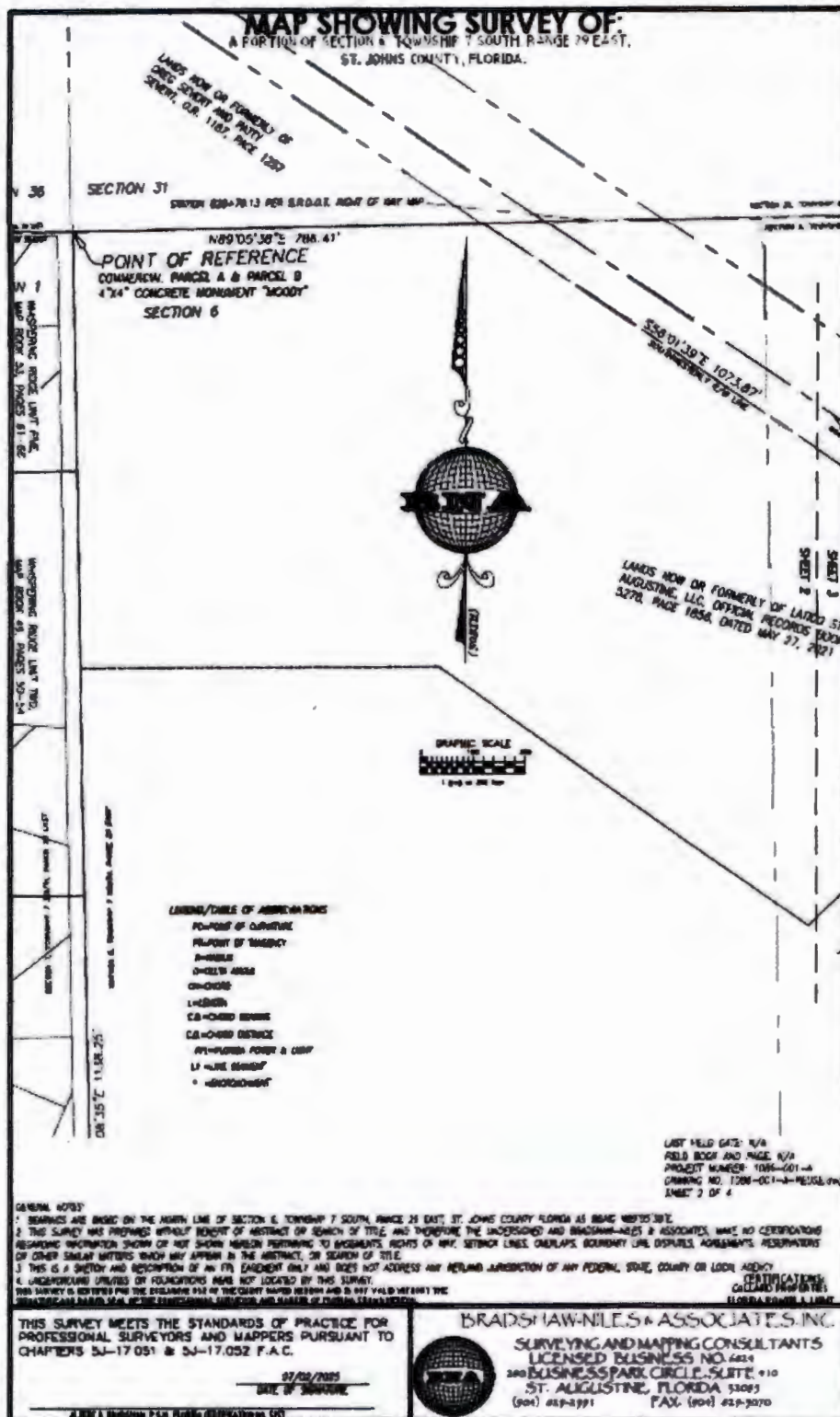
SURE OF SIGNATURE

ALBERT E. BRADSHAW P.E., Florida Certification No. 5201

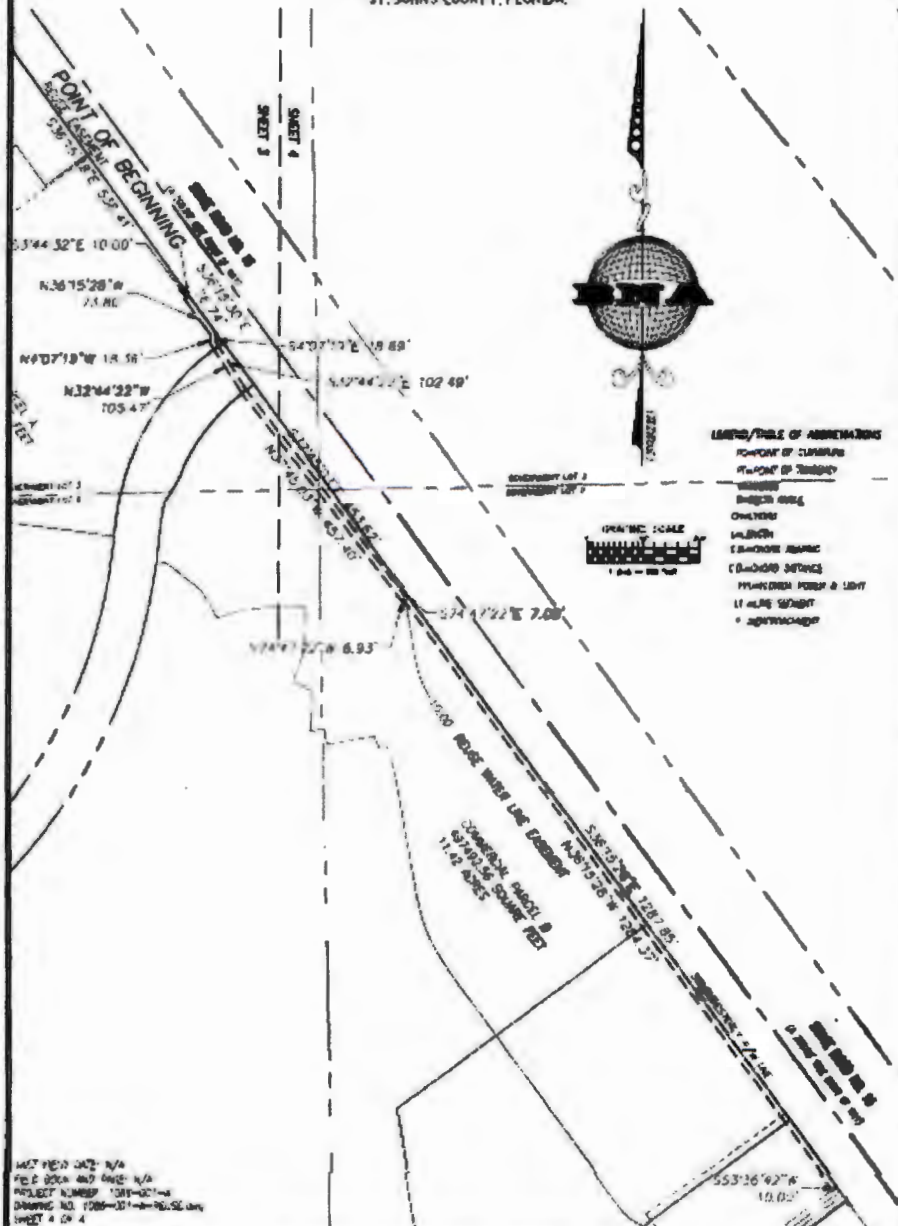
BRADSHAW-NILES & ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS NO. 4624
3800 BUSINESS PARK CIRCLE, SUITE #110
ST. AUGUSTINE, FLORIDA 32085
(904) 828-3991 FAX: (904) 828-9070





MAP SHOWING SURVEY OF:
A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA.



LEGEND:

- POINT OF BEGINNING
- SECTION 6
- SECTION 7
- SECTION 8
- SECTION 9
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- SECTION 14
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- SECTION 96
- SECTION 97
- SECTION 98
- SECTION 99
- SECTION 100

BRADSHAW-NILES & ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS NO. 4684
200 BUSINESS PARK CIRCLE, SUITE 110
ST. AUGUSTINE, FLORIDA 32085
(904) 810-3791 FAX (904) 810-3090

ST. JOHNS COUNTY UTILITY DEPARTMENT

3F - CLOSEOUT - BILL OF SALE

PROJECT: Elevation Pointe 20 Inch Reuse

Cornerstone Collard Augustine, LLC, located at 3750 South Dixie Highway Suite PH 1 Miami, FL 33133

Owners Name and Address, (the "Seller")

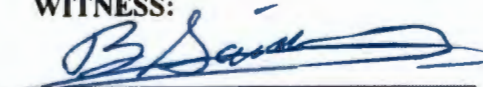
for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of 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 22 of May, 2026.

WITNESS:

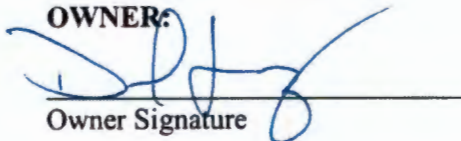


Witness Signature

Bryan Sanchez

Witness Print Name

OWNER:



Owner Signature

Daniel Lopez

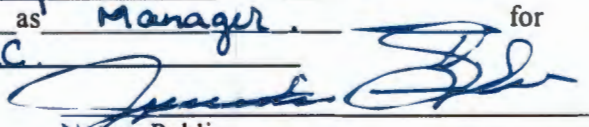
Owner Print Name

STATE OF Florida

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or _____ online notarization, this 22 day of May, 2026, by

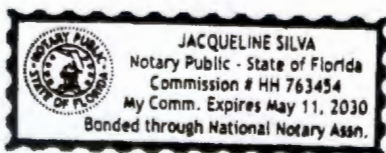
Daniel Lopez as Manager for
Cornerstone Collard Augustine, LLC


Notary Public

My Commission Expires: Jacqueline Silva

Personally Known or Produced Identification

Type of Identification Produced



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

Project Name: Elevation Pointe - Reuse
 Contractor: Vallencourt Inc
 Developer: Elevation Development, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" DR-18	LF	30	\$ 170.52	\$ 5,115.60
20" DR-25	LF	1900	\$ 289.34	\$ 549,746.00
24" HDPE DR-11	LF	230	\$ 2,156.00	\$ 323,400.00
36" Stainless Steel Casing	LF	150	\$ 333.30	\$ 26,664.00
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
20" Mueller Gate Valve	Ea	6	\$ 16,739.00	\$ 100,434.00
12" Mueller Gate Valve	Ea	3	\$ 3,531.00	\$ 10,593.00
8x8 Tap Valve	Ea	1	\$ 3,354.00	\$ 3,354.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
12" DR-18	Ea	32	\$ 916.80	\$ 29,337.60
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$1,048,644.20	

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 \$1,048,644.20

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

March 31, 2024 to Cornerstone Collard Augustine, LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Elevation Pointe 20 Inch Reuse

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 1st day of April, 2026.

WITNESS:

Nathan Eccleston
Witness Signature
Nathan Eccleston
Print Witness Name

CONTRACTOR:

[Signature]
Lienor's Signature
Ryan Gammon
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 1st day of April, 2026, by Ryan Gammon as CEO for Vallen Court Inc

Kellie C Huff
Notary Public
My Commission Expires: 10/14/2027

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: Elevation Pointe - Reuse
 Contractor: Vallencourt Inc
 Developer: Elevation Development, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
8" DR-18	LF	30	\$ 170.52	\$ 5,115.60
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8x8 Tap Valve	Ea	1	\$ 3,354.00	\$ 3,354.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
12" DR-18	Ea	32	\$ 916.80	\$ 29,337.60
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$1,048,644.20	

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

Date: 3/18/2026 3E - CLOSEOUT - WARRANTY

Project Title: Elevation Pointe-Reuse

FROM: Vallencourt Inc

Contractor's Name

Address: 4601 Touchton Rd E

BLDG 300 STE 3250

Jacksonville, FL 32246

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:

[Signature]
Print Contractor's Name

Ryan Gammon
Contractor's Signature

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of X physical presence or _____
on-line notarization, this 11 day of May, 2026, by

Ryan Gammon as CEO for
Vallencourt Inc

[Signature]
Notary Public
My Commission Expires: 10/14/27

Personally Known or Produced Identification
Type of Identification Produced

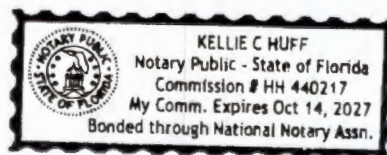




Exhibit "E" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

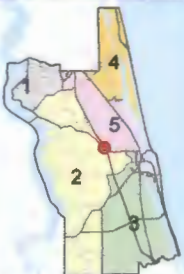
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: June 25, 2026
SUBJECT: Elevation Re-Use Transmission Main (ASBULT 2026000029)

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 Elevation Re-Use Transmission Main.

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: 1/2026

Date: 7/22/2026

Elevation Re-Use Transmission Main

**Easement, Bill of Sale,
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 hereon.