

RESOLUTION NO. 2026-29

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 WATER AND SEWER SYSTEMS TO SERVE K-8 ACADEMY QQ LOCATED OFF COURTNEY VISTA DRIVE.

RECITALS

WHEREAS, St. Johns County School District 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 water and sewer systems to serve K-8 Academy QQ, attached hereto as Exhibits "A" and "B", incorporated by reference and made a part hereof; and

WHEREAS, V.J. Usina Contracting, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at K-8 Academy QQ, 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, scriveners 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 3rd day of February, 2026.

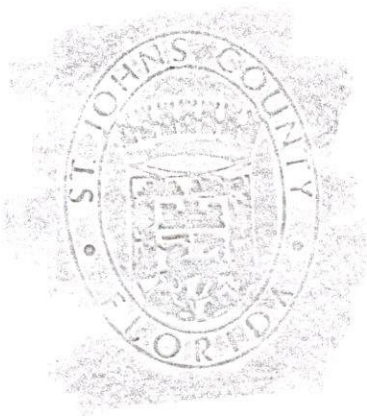
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date FEB 04 2026

By: Clay Murphy
Clay Murphy, Chair

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

Christina Allen
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 is executed and given this 12th day of August, 2025 by **SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, with an address of 40 Orange Street, St. Augustine, Florida 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 Florida 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:

**SCHOOL BOARD OF ST. JOHNS COUNTY,
FLORIDA, a political subdivision of the State of
Florida**

Gina Fallica
Witness Signature

By *Anthony Coleman*
Anthony Coleman, Chair

Gina Fallica
Print Name

40 Orange St

St Aug, FL 32084
Witness Address **REQUIRED** BUSINESS OR PERSONAL

Judith Harrey
Witness Signature

Judith Harrey
Print Name

40 Orange St

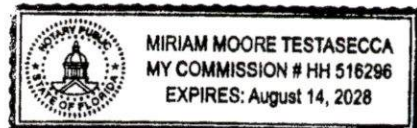
St Aug, FL 32084
Witness Address **REQUIRED** BUSINESS OR PERSONAL

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

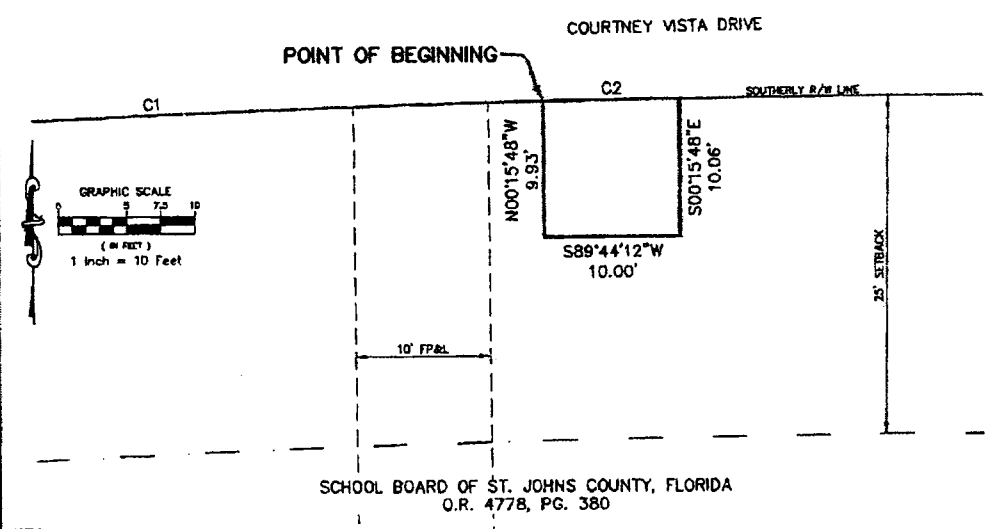
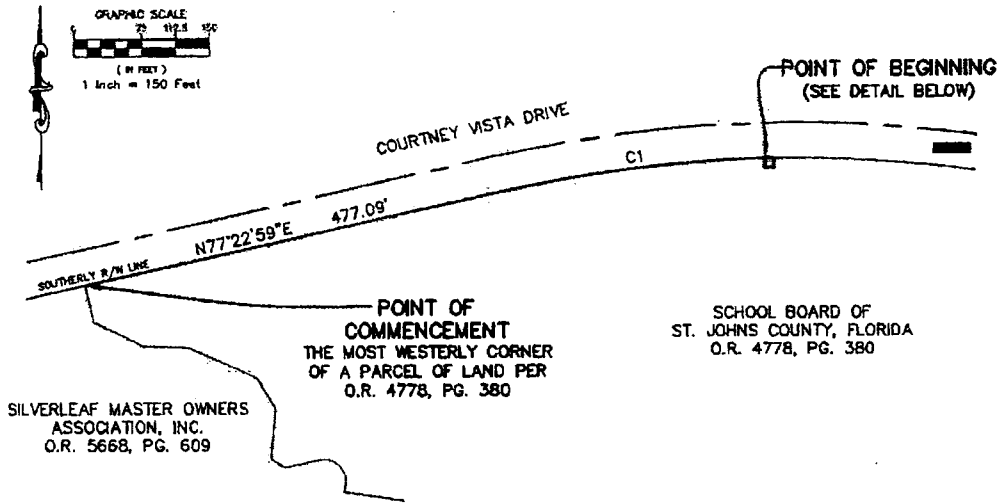
The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 12th day of August, 2025, by Anthony Coleman, as Chair of the School Board of St. Johns County, Florida, who is personally known to me, or has produced _____ as identification.

Miriam Moore Testasecca
Notary Public
My Commission Expires: 8/14/2028

[Notary Seal]



SKETCH AND LEGAL DESCRIPTION



- LEGEND:**
- DENOTES CENTER LINE
 - DENOTES BOUNDARY
 - DENOTES NORTH
 - DENOTES SOUTH
 - DENOTES EAST
 - DENOTES WEST
 - DENOTES LICENSED BUSINESS
 - DENOTES LICENSED SURVEYOR
 - DENOTES REGISTERED LAND SURVEYOR
 - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - DENOTES PROFESSIONAL LAND SURVEYOR
 - DENOTES LIMITED LIABILITY COMPANY
 - DENOTES INCORPORATED
 - DENOTES OFFICIAL RECORDS BOOK
 - DENOTES PAGE
 - DENOTES MAP BOOK
 - DENOTES FLORIDA
 - DENOTES RIGHT-OF-WAY
 - DENOTES FLORIDA POWER AND LIGHT

Curve #	Radius	Delta	Arc	Chord	Bearing
C1	1460.00'	11°25'17"	291.04'	290.55'	N83°05'38"E
C2	1460.00'	00°23'33"	10.00'	10.00'	N89°00'03"E

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT BOTH SHEETS.

**ST. JOHNS COUNTY SCHOOL DISTRICT
10'x10' SJUCD EASEMENT**

SCALE 1" = 10'	DATE 02/19/2025	DRAWN LAS	CALCULATED LAS	CHECKED TPH
JOB No. 1419-24-002	SECTION 3B	TOWNSHIP 6 SOUTH	RANGE 2B EAST	

I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code, and is not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

BARTRAM TRAIL SURVEYING, INC.

1501 COUNTY ROAD 315, SUITE NO. 106
GREEN COVE SPRING, FL 32043
(904) 284-2224/(904) 284-2256
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB 6991

NO. 7507
THOMAS P. HUGHES, P.S.
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION No. LB 6991

P:\APR\STATE CONTRACTING - 1419-24-002 - SJUCD - 00\Sketch & Description\021002 - 1419-24-002 - SJUCD Emt - Sketch & Desc.dwg

F:\UP2A\STC CONTRACTING - 1419-21-002 - SCHOOL 06\Sketch & Description\SCH00L 06 - SJCUJ Eas1 - Sketch & Desc.dwg

DESCRIPTION: 10'x10' SJCUJ Easement

A tract of land being a portion of a parcel of land as described in Official Records Book 4778, page 380 of the Public Records of St. Johns County, Florida; and lying in Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, said tract of land being more particularly described as follows:

Commence at the most westerly corner of said parcel of land; thence along the southerly right-of-way line of the proposed Courtney Vista Drive the following two (2) courses: (1) North 77°22'59" East, 477.09 feet to the point of a curve concave South; (2) easterly along the arc of said curve, having a radius of 1460.00 feet, a central angle of 11°25'17", an arc length of 291.04 feet and a chord bearing North 83°05'38" East, 290.55 feet to the point of tangency and the POINT OF BEGINNING of the tract of land described herein.

Thence continuing along said southerly right-of-way line and along the arc of said curve concave South, having a radius of 1460.00 feet; thence Easterly along the arc of said curve, an arc distance of 10.00 feet, said arc being subtended by a chord bearing of North 89°00'03" East and a chord distance of 10.00 feet; thence departing said southerly right-of-way line and along a line non-tangent to said curve, South 00°15'48" East, 10.06 feet; thence South 89°44'12" West, 10.00 feet; thence North 00°15'48" West, 9.93 feet to the POINT OF BEGINNING of the tract of land herein described.

Containing 100 square feet, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

GENERAL NOTES:

1. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
2. THIS SKETCH AND DESCRIPTION IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SKETCH AND DESCRIPTION AND IS NOT TRANSFERABLE. ANY COPIES OF THIS SKETCH AND DESCRIPTION THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE INITIAL SIGNING DATE.
3. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
4. THIS SKETCH AND DESCRIPTION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
5. THIS IS NOT A SURVEY.
6. THIS SKETCH AND DESCRIPTION IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT BOTH SHEETS.

ST. JOHNS COUNTY SCHOOL DISTRICT

10'X10' SJCUJ EASEMENT

LAND SURVEYORS
PLANNERS & DRAFTING
LAND DEVELOPMENT CONSULTANTS



DRONE/LIDAR TECHNOLOGY

BARTRAM TRAIL SURVEYING, INC.

1501 COUNTY ROAD 315, SUITE NO. 106
GREEN COVE SPRING, FL 32043
(904) 284-2224/(904) 284-2258
WWW.BARTRAMTRAIL.NET
CERTIFICATE OF AUTHORIZATION LB #6991



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Exhibit "B" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: K-8 Academy QQ

St. Johns County School District, 40 Orange Street, St. Augustine, FL 32084

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 20th of August, 2025.

WITNESS:

JoAnn B. Lyle
Witness Signature

JoAnn Lyle
Witness Print Name

OWNER:

Steven Cade
Owner Signature

Steven Cade
Owner Print Name

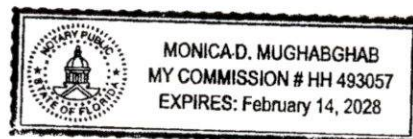
STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 20th day of August, 2025, by Steven Cade as Owner Representative for St. Johns County School District.

Monica D. Mughabghab
Notary Public
My Commission Expires: February 14, 2028

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	K-8 School QQ			
Contractor:	VJ Usina Contracting, Inc.			
Developer:	St. Johns County School District			
	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR 18 PVC	LF	300	\$ 89.32	\$ 26,796.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" Gate Valve	Ea	1	\$ 5,298.80	\$ 5,298.80
8" Gate Valve	Ea	1	\$ 3,123.81	\$ 3,123.81
4" Gate Valve	Ea	3	\$ 2,131.45	\$ 6,394.35
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 41,612.96

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

Project Name: _____
 Contractor: VJ Usina Contracting, Inc.
 Developer: St. Johns County School District

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR26	LF	49	\$ 40.54	\$ 1,986.46
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost			\$	1,986.46

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
\$43,599.42 - forty-three thousand five hundred ninety-nine dollars and forty-two cents
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or
materials furnished through

10/10/2025 to St. Johns County School District
Date (Developer's/Owner's Name)

to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR
K-8 Academy QQ

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 10th day of October, 2025.

WITNESS:
[Signature]
Witness Signature
melissa Hooge
Print Witness Name

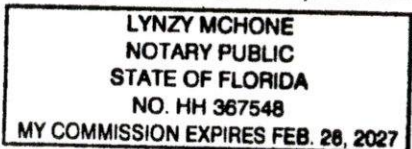
CONTRACTOR:
[Signature]
Lienor's Signature
Crystal Durham
Print Lienor's Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 10th day of October, 2025, by
Crystal Durham as Vice President for
VJ Usina Contracting, Inc.

[Signature]
Notary Public
My Commission Expires: Feb. 28, 2027

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	K-8 School QQ
Contractor:	VJ Usina Contracting, Inc.
Developer:	St. Johns County School District

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR 18 PVC	LF	300	\$ 89.32	\$ 26,796.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" Gate Valve	Ea	1	\$ 5,298.80	\$ 5,298.80
8" Gate Valve	Ea	1	\$ 3,123.81	\$ 3,123.81
4" Gate Valve	Ea	3	\$ 2,131.45	\$ 6,394.35
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Total Water System Cost				\$ 41,612.96
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**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: _____
 Contractor: VJ Usina Contracting, Inc.
 Developer: St. Johns County School District

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR26	LF	49	\$ 40.54	\$ 1,986.46
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 1,986.46

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

Date: 10/10/2025 **3E – CLOSEOUT - WARRANTY**
Project Title: K-8 Academy QQ
FROM: VJ Usina Contracting Inc.
Contractor's Name
Address: 4669 Avenue A
St. Augustine, FL 32095

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:

Crystal Durham
Print Contractor's Name

Crystal Durham
Contractor's Signature

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 10th day of October, 2025, by Crystal Durham as Vice President for VJ Usina Contracting, Inc.

[Signature]
Notary Public
My Commission Expires: Feb 28, 2027

Personally Known or Produced Identification
Type of Identification Produced

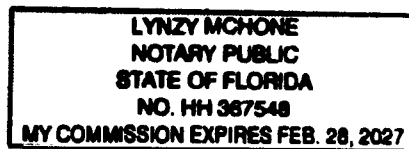




Exhibit "E" to the Resolution

**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

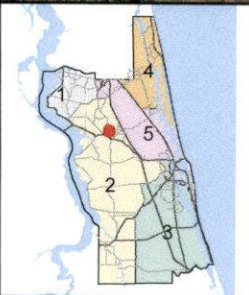
INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: 12/17/2025
SUBJECT: K-8 Academy QQ

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 K-8 Academy QQ.

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: 12/23/2025

K-8 Academy
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 herein.