6	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

10/20/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 11, 2026**

FROM: **Corey Bowens, Director, Land Management Systems** **PHONE:** **904 209-0776**

SUBJECT OR TITLE: **Resolution accepting an Easement for Utilities associated with the water system and a Bill of Sale with a Schedule of Values, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Pruitt Nocatee Offsite Utilities located off of Hudson Way.**

AGENDA TYPE: **Consent Agenda, Resolution**

BACKGROUND INFORMATION:

Urban Flex PV, LLC has executed and presented to the County an Easement for Utilities associated with the water system to serve Pruitt Nocatee Offsite Utilities. D.D.I., Inc has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve Pruitt Nocatee Offsite Utilities. Vallencourt Construction Co. has executed and presented to the County a Final Release of Lien and Warranty for work performed at Pruitt Nocatee Offsite Utilities. St. Johns Utility Department has reviewed the documents mentioned above and requests final approval by the BOCC, as stated in a memo attached.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to adopt Resolution 2026-_____, accepting an Easement for Utilities associated with the water system and a Bill of Sale with a Schedule of Values, Final Release of Lien, and Warranty associated with the water and sewer systems to serve Pruitt Nocatee Offsite Utilities.

For Administration Use Only:
Legal: Lex Taylor 9/17/2026 **OMB: CR 9/17/2026** **Admin: JDD 10/7/2026**

RESOLUTION NO. 2026-_____

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 PRUITT NOCATEE OFFSITE UTILITIES LOCATED OFF OF HUDSON WAY.

RECITALS

WHEREAS, Urban Flex PV, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water system to serve Pruitt Nocatee Offsite Utilities, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, D.D.I., Inc, a Florida 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 Pruitt Nocatee Offsite Utilities, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, Vallencourt Construction Co., Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at Pruitt Nocatee Offsite Utilities, 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 _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By:_____
Clay Murphy, 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 1st day of May, 2026 by **Urban Flex PV, LLC, with an address of 1205 Monument Road, Suite 300, Jacksonville, FL 32225**, 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 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 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:

Witness Signature

DAVID Kotn
Print Name

35 Clifton Bay Loop
Saint Johns, FL 32259
Witness Address **REQUIRED** BUSINESS OR PERSONAL

By: _____

Print Name: RONALD J. LEINWOHL

Title: MANAGING MEMBER

Duane Milford
Witness Signature

Duane Milford
Print Name

525 Golden Pond CT Saint Johns
Florida, 32259
Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me before me by means of ☑ physical presence or ☐ online notarization, this 1st day of MAY, 2026, by RONALD J. LEINWOHL, who is MANAGING MEMBER of URBAN FLEX PV, LLC,. Such person is personally known to me or has produced _____ as identification.

Christine E. Church
Notary Public
My Commission Expires: April 21, 2027

CHRISTINE E. CHURCH
Notary Public - State of Florida
Commission # HH 383226
My Comm. Expires Apr 21, 2027
Bonded through National Notary Assn.

Exhibit A

MAP SHOWING SKETCH OF

PROPOSED 15' UTILITY EASEMENT

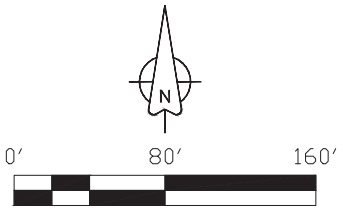
A CERTAIN PARCEL OF LAND, BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND ALSO A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6255, PAGES 462 AND 463 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B, WHICH LIES ON THE CURVE OF A CUL-DE-SAC DEFINING THE WESTERLY RIGHT-OF-WAY LINE OF HUDSON WAY, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE PROCEED NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 17.25 FEET, THROUGH A CENTRAL ANGLE OF 16°28'13", THE ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°41'21" EAST, 17.19 FEET; THENCE SOUTH 70°27'42" WEST, DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 36.45 FEET; THENCE SOUTH 19°32'18" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 70°27'42" EAST, A DISTANCE OF 28.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 476.69 SQUARE FEET, OR 0.011 ACRES, MORE OR LESS.

CERTIFIED TO:

URBAN FLEX PV, LLC



(SEE SHEET 2 OF 2 FOR SKETCH)

GENERAL NOTES:

1. THIS IS A MAP SHOWING SKETCH OF AN PROPOSED UTILITY EASEMENT. THIS MAP IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE NORTHERLY LINE OF TRACT B, BEING THE PLAT BEARING OF NORTH 70°27'42" EAST, AS SHOWN ON THE PLAT PONTE VEDRA INDUSTRIAL AS RECORDED IN MAP BOOK 64, PAGES 25 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THE PROPERTY SHOWN HEREON EMBRACED BY HEAVY LINES IS BASED ON A LEGAL DESCRIPTION PREPARED BY THE UNDERSIGNED SURVEYOR AND MAPPER.
5. THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
6. THIS SKETCH DOES NOT SHOW ANY IMPROVEMENTS.
7. THIS SKETCH IS INTENDED TO BE DISPLAYED AT A GRAPHICAL SCALE OF 1-INCH EQUALS 60'.

LEGEND FOR DEED BEARINGS AND DISTANCES:

(D): INDICATES A RECORD DEED BEARING, DISTANCE, OR BOTH. THESE VALUES WERE OBTAINED FROM THE QUITCLAIM DEED, AS RECORDED IN OFFICIAL RECORD BOOK 6255, PAGES 462-463, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ABBREVIATIONS:

A. - DENOTES ARC LENGTH
(C) - DENOTES CALCULATED DIMENSION
C.A. - DENOTES CENTRAL ANGLE
C.B. - DENOTES CHORD BEARING
C.D. - DENOTES CHORD DISTANCE
(D) - DENOTES DEED DIMENSION
MB - DENOTES MAP BOOK
ORB - DENOTES OFFICIAL RECORDS BOOK
ORV - DENOTES OFFICIAL RECORDS VOLUME
PG. - DENOTES PAGE
PGS. - DENOTES PAGES
PS&M - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
PT. - DENOTES POINT
R. - DENOTES RADIUS LENGTH
REF. - DENOTES REFERENCE
R/W - DENOTES RIGHT OF WAY
RW - DENOTES RIGHT OF WAY

REVISION #1: DATE: SEPTEMBER 16, 2026, CORRECT DISTANCES IN THE LINE TABLE.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC IMAGE FILE BEARS THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

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

2309 STATE ROAD 13 NORTH,
JACKSONVILLE, FLORIDA 32259
PHONE: (904) 647-6943
EMAIL: WES@CANNADYSURVEY.COM
LICENSED BUSINESS NO.: 7080

JAMES WESLEY CANNADY
License Number 5586
STATE OF FLORIDA
Professional Surveyor and Mapper

2026.09.16 10:45:52-04'00'

JOB #26-001
MAP #A-1719
MAP DATE: SEPTEMBER 16, 2026
DATE SIGNED: SEPTEMBER 16, 2026

SHEET NUMBER: 1 OF 2

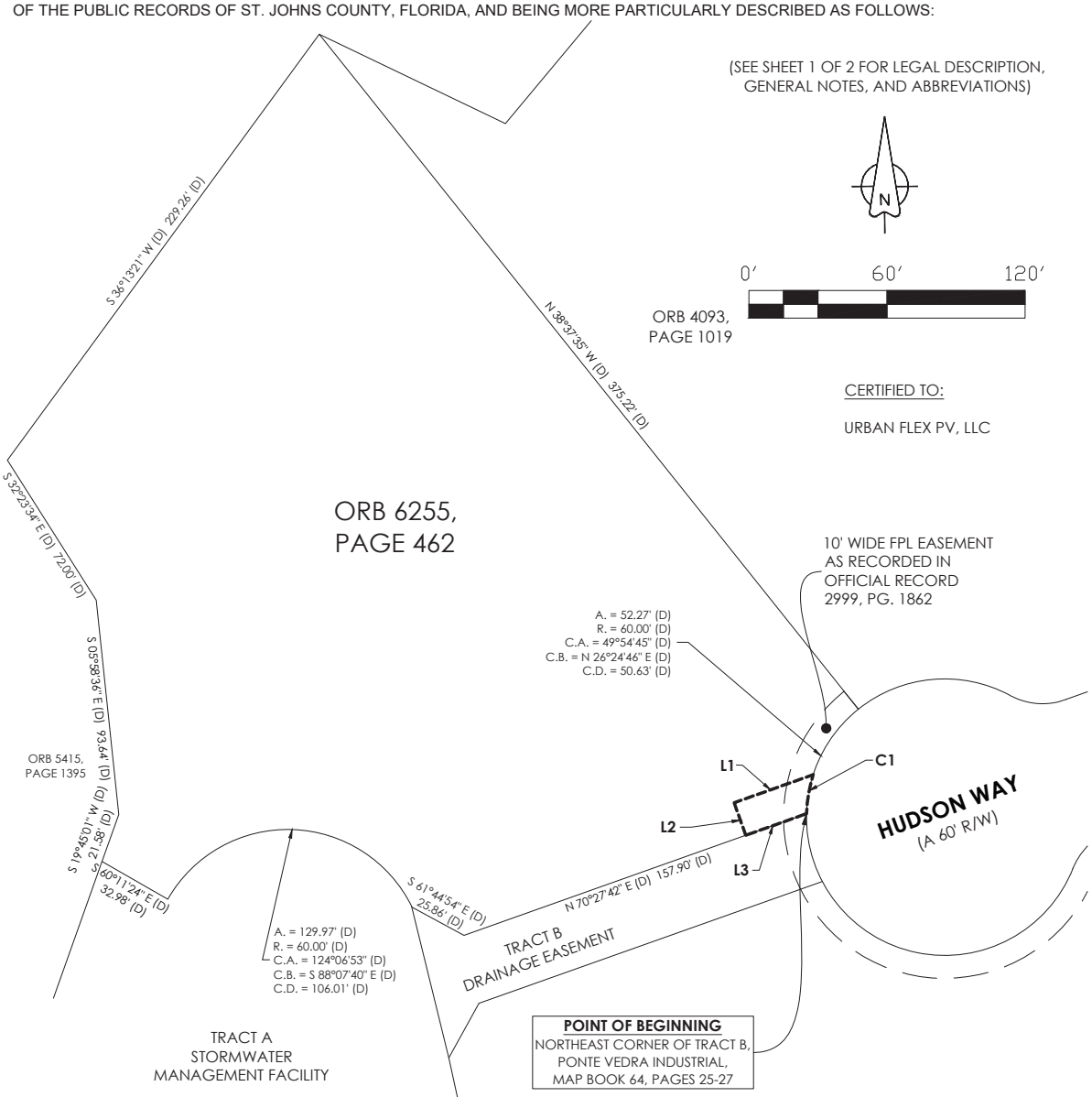
JW Cannady SURVEYING INC.

BY: _____
JAMES W. CANNADY, PROFESSIONAL SURVEYOR & MAPPER, CERTIFICATE NO. 5586, STATE OF FLORIDA

MAP SHOWING SKETCH OF

PROPOSED 15' UTILITY EASEMENT

A CERTAIN PARCEL OF LAND, BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND ALSO A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6255, PAGES 462 AND 463 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



Line Table		
LINE	BEARING	DISTANCE
L1	S 70°27'42" W	36.45'
L2	S 19°32'18" E	15.00'
L3	N 70°27'42" E	28.06'

Curve Table					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	17.25'	17.19'	N 09°41'21" E	16°28'13"

REVISION #1: DATE: SEPTEMBER 16, 2026, CORRECT DISTANCES IN THE LINE TABLE.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC IMAGE FILE BEARS THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

2309 STATE ROAD 13 NORTH,
JACKSONVILLE, FLORIDA 32259
PHONE: (904) 647-6943
EMAIL: WES@CANNADYSURVEY.COM
LICENSED BUSINESS NO.: 7080

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

JAMES WESLEY CANNADY
License Number 5586
STATE OF FLORIDA
Professional Surveyor and Mapper

2026.09.16 10:45:53-04'00'

BY: _____
JAMES W. CANNADY, PROFESSIONAL SURVEYOR & MAPPER, CERTIFICATE NO. 5586, STATE OF FLORIDA

JOB #26-001
MAP #A-1719
MAP DATE: SEPTEMBER 16, 2026
DATE SIGNED: SEPTEMBER 16, 2026

SHEET NUMBER: 2 OF 2

JW Cannady
SURVEYING INC.

Exhibit "B" to the Resolution

ST. JOHNS COUNTY UTILITY DEPARTMENT

3F - CLOSEOUT - BILL OF SALE

PROJECT: Pruitt Nocatee Offsite Utilities

DDI, Inc. 4310 Pablo Oaks CT Jacksonville Florida 32224

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 22nd of June, 20 26.

WITNESS:

Dawn Bartman
Witness Signature

Dawn Bartman
Witness Print Name

OWNER:

Harry D. Francis
Owner Signature

Harry D. Francis
Owner Print Name

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 22nd day of June, 20 26, by Harry D. Francis as VP for DDI.

Megan Bonner
Notary Public
My Commission Expires: 10/1/29

✓ Personally Known or Produced Identification
Type of Identification Produced

Notary Public State of Florida
Megan Renee Bonner
My Commission HH 726565
Expires 10/1/2029

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

Project Name:	Pruitt Nocatee Offsite Utilities
Contractor:	Vallencourt Construction Company, Inc.
Developer:	DDI, Inc.

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC C900 DR-18	LF	80	$ 98.00	$ 7,840.00
6" PVC C900 DR-18	LF	20	$ 76.00	$ 1,520.00
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
8" Gate Valve	Ea	1	$ 2,400.00	$ 2,400.00
6" Gate Valve	Ea	1	$ 2,100.00	$ 2,100.00
2" Gate Valve	Ea	1	$ 1,200.00	$ 1,200.00
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
8" PVC C900 DR-18	Ea	1	$ 3,500.00	$ 3,500.00
2" Poly	Ea	1	$ 1,200.00	$ 1,200.00
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Water System Cost	$ 19,760.00

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

Project Name:	Pruitt Nocatee Offsite Utilities
Contractor:	Vallencourt Construction Company, Inc.
Developer:	DDI, Inc.

	UNIT	QUANITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
3" SDR 11 HDPE (Includes Tap Material)	LF	180	$ 150.00	$ 27,000.00
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Sewer Valves (Size and Type)				
3" Gate Valve	Ea	1	$ 500.00	$ 500.00
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
8" PVC C900 DR-18				
	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	$ 27,500.00

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 Forty Seven Thousand Two Hundred Sixty and 0/100 Dollars ($47,260.00) hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

7/17/2026 to DDI, Inc.

Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Pruitt Nocatee Offsite Utilities

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 17th day of July, 2026.

WITNESS:

Maria Valdés

Witness Signature

Maria Valdés

Print Witness Name

CONTRACTOR:

Lienor's Signature

Hunter Pruitt

Print Lienor's Name

STATE OF Florida

COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of July, 2026, by Hunter Pruitt as Project Manager for Vallencourt Construction Company Inc.

Notary Public

My Commission Expires: 3/27/29

Personally Known or Produced Identification

Type of Identification Produced

TIA SNEDDON
Notary Public - State of Florida
Commission # HH 657568
My Comm. Expires Mar 27, 2029
Bonded through National Notary Assn.

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

Project Name:	Pruitt Nocatee Offsite Utilities
Contractor:	Vallencourt Construction Company, Inc.
Developer:	DDI, Inc.

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" PVC C900 DR-18	LF	80	$ 98.00	$ 7,840.00
6" PVC C900 DR-18	LF	20	$ 76.00	$ 1,520.00
	LF		$ -	$ -
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Water Valves (Size and Type)				
8" Gate Valve	Ea	1	$ 2,400.00	$ 2,400.00
6" Gate Valve	Ea	1	$ 2,100.00	$ 2,100.00
2" Gate Valve	Ea	1	$ 1,200.00	$ 1,200.00
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
8" PVC C900 DR-18	Ea	1	$ 3,500.00	$ 3,500.00
2" Poly	Ea	1	$ 1,200.00	$ 1,200.00
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Water System Cost	$ 19,760.00

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

Project Name:	Pruitt Nocatee Offsite Utilities
Contractor:	Vallencourt Construction Company, Inc.
Developer:	DDI, Inc.

	UNIT	QUANITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
3" SDR 11 HDPE (Includes Tap Material)	LF	180	$ 150.00	$ 27,000.00
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Sewer Valves (Size and Type)				
3" Gate Valve	Ea	1	$ 500.00	$ 500.00
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
8" PVC C900 DR-18				
	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	$ 27,500.00

ST. JOHNS COUNTY UTILITY DEPARTMENT

3E – CLOSEOUT - WARRANTY

Date: 6/09/26

Project Title: Pruitt Nocatee Offsite Utilities

FROM: Vallencourt Construction Company, Inc.
Contractor's Name

Address: 449 Center Street
Green Cove Springs
FL 32043

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:

Stan Bates
Print ~~Contractor's Name~~

Contractor's Signature

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ on-line notarization, this 9th day of June, 20 26, by Stan Bates as Executive V.P. for Vallencourt Const. Co. Inc.

Notary Public State of Florida
Nancy L. Glasscock
My Commission HH 511352
Expires 2/8/2027

Nancy L. Glasscock
Notary Public
My Commission Expires: 2/8/2027

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: September 8, 2026

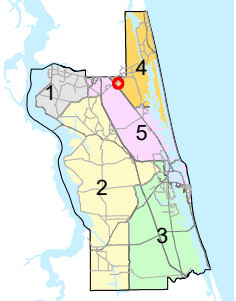
SUBJECT: Pruitt Nocatee Offsite Utilities (ASBULT 2026000089)

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 Pruitt Nocatee Offsite Utilities.

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: 9/11/2026

Pruitt Nocatee Offsite Utilities

Easement for Utilities, Bill of Sale, Release of Lien, & 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.