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

11/17/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **October 20, 2026**

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

SUBJECT OR TITLE: **Resolution accepting an Easement for Utilities associated with the sewer system and a Bill of Sale with Schedule of Values, Final Release of Lien, and Warranty associated with the water, sewer, and reuse systems to serve Elm Ridge Silverleaf Parcel 32.**

AGENDA TYPE: **Consent Agenda, Resolution**

BACKGROUND INFORMATION:

Richmond American Homes of Florida, LP, has executed and presented an Easement for Utilities associated with the sewer system and a Bill of Sale with Schedule of Values conveying all personal property associated with the water, sewer, and reuse systems to serve Elm Ridge Silverleaf Parcel 32. A.J. Johns Incorporated has executed a Final Release of Lien and Warranty for work performed at Elm Ridge Silverleaf Parcel 32. St. Johns County Department has reviewed and approved the documents as stated in the attached Memo.

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 sewer system and a Bill of Sale with Schedule of Values, Final Release of Lien, and Warranty associated with the water, sewer and reuse systems to serve Elm Ridge Silverleaf Parcel 32.

For Administration Use Only:
Legal: Lex Taylor 10/22/2026 **OMB: ARM 10/22/2026** **Admin: JDD 10/23/2026**

RESOLUTION NO. 2026-_____

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE SEWER SYSTEM AND A BILL OF SALE WITH SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER, AND REUSE SYSTEMS TO SERVE ELM RIDGE SILVERLEAF PARCEL 32.

RECITALS

WHEREAS, Richmond American Homes of Florida, LP, has executed and presented an Easement for Utilities associated with the sewer system, attached hereto as Exhibit "A", and a Bill of Sale with Schedule of Values, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; conveying all personal property associated with the water, sewer, and reuse systems to serve Elm Ridge Silverleaf Parcel 32; and

WHEREAS, A.J. Johns Incorporated has executed a Final Release of Lien and Warranty for work performed at Elm Ridge Silverleaf Parcel 32, attached hereto as Exhibits "C" and "D" incorporated by reference and made 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 Board of County Commissioners hereby accepts the Easement for Utilities, the Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

Section 3. To the extent that there are typographical 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 is instructed to record the Easement for Utilities and Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Chair

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

By: _____
Deputy Clerk

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 29 day of April, 20 26 by Richmond American Homes of Florida, LP, with an address of 10255 Fortune Pkwy Bldg 500, Ste 150 Jacksonville, FL 32256, 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 gravity sewer collection system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground gravity sewer 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 gravity sewer 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 gravity sewer 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) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals. Grantee hereby preserves all rights, privileges and immunities of the Grantee as set forth in 768.28, Florida Statutes.

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:

Witness Signature

Mack Iskandar
Print Name

10255 Fortune Pkwy, suite 150, Jacksonville, FL 32256
Witness Address **REQUIRED** BUSINESS OR PERSONAL

By: _____

Print Name: Jay C. Lewis

Title: Division President

Witness Signature

Linda Richardson
Print Name

10255 Fortune Pkwy, Ste 150
Jacksonville, FL 32256
Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF Duval

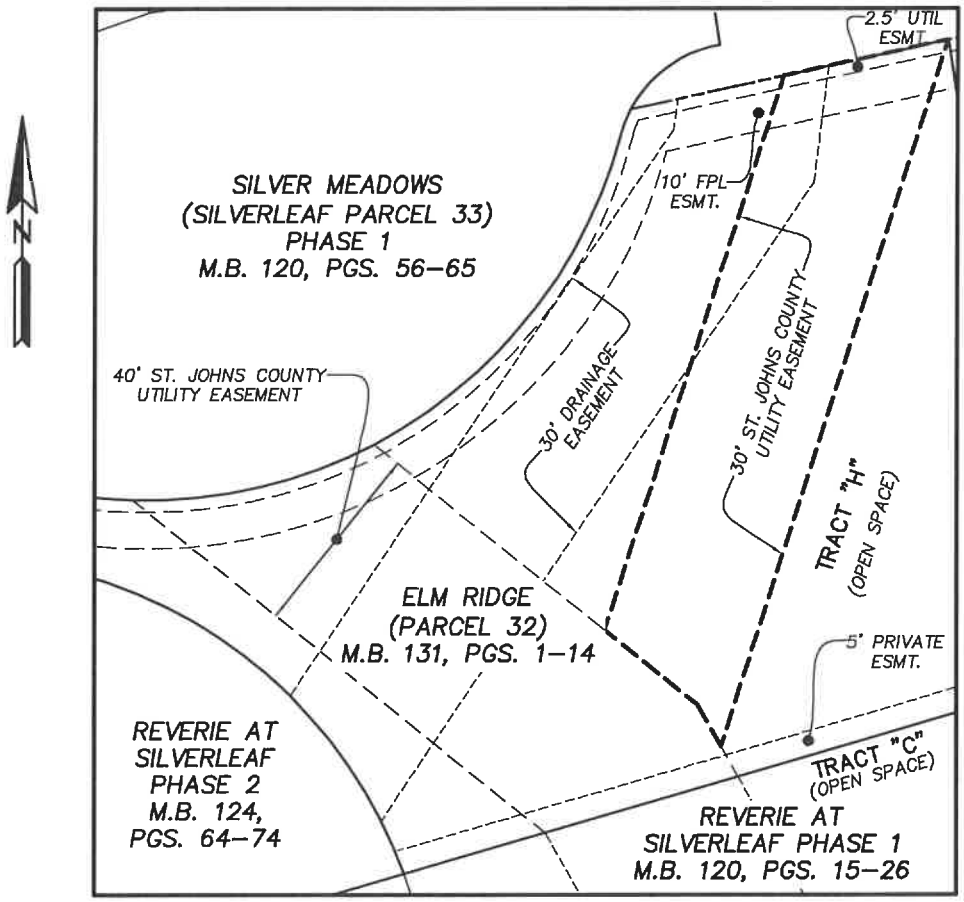
The foregoing instrument was acknowledged before me before me by means of ☑ physical presence or ☐ online notarization, this 1st day of May, 2026, by Jay C Lewis, who is Division President of Richmond American Homes of Florida, LP. Such person is personally known to me or has produced _____ as identification.

LINDA J. RICHARDSON
Commission # HH 688467
Expires June 16, 2029

Notary Public
My Commission Expires: June 16, 2029

EXHIBIT "A"

30' ST. JOHNS COUNTY UTILITY EASEMENT, DEPICTED ON THE PLAT OF ELM RIDGE (PARCEL 32), AS RECORDED IN MAP BOOK 131, PAGES 1 THROUGH 14, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



0 15 30 60

GRAPHIC SCALE IN FEET
1"= 30'

GENERAL NOTES:
1) THIS IS NOT A SURVEY.

ETM
SURVEYING & MAPPING
Trusted Advisors, Creating Community.
14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
(904) 642-8550
www.etminc.com
Certificate of Authorization No: LB 3624

SCALE: 1"=30'
DATE: APRIL 29, 2026

DRAWN BY: JDY CAD FILE: I:\Survey\RMApro\Silverleaf\Sketches\Silverleaf Parcel 32-Utility Easement.dwg

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

PROJECT: Elm Ridge (Parcel 32)

Richmond American Homes of Florida, LP 10255 Fortune Pkwy Bldg 500, Ste 150 Jacksonville, FL 32256
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 7th of January, 2026.

WITNESS:

Witness Signature

Ginny Feiner
Witness Print Name
10255 Fortune Pkwy, Ste 150, Jacksonville, FL 32256

OWNER:

Owner Signature

Alex Allison
Owner Print Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of x physical presence or _____ online notarization, this 7th day of January, 2026, by Alex Allison as VP Land & Forward Planning for Richmond American Homes of Florida, LP.

Notary Public
My Commission Expires: 02/14/2026

Personally Known or Produced Identification
Type of Identification Produced

NOTARY PUBLIC STATE OF FLORIDA
CASSIE WELLMAN
Commission # HH 228078
Expires February 14, 2026

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

Project Name:	Silverleaf Parcel 32
Contractor:	AJ Johns, Inc.
Developer:	Richmond American

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR18	LF	1461	$ 68.93	$ 100,706.73
8" DR18	LF	5292	$ 40.88	$ 216,336.96
4" DR18	LF	347	$ 26.29	$ 9,122.63
2" Poly	LF	221	$ 15.29	$ 3,379.09
8" Fusible PVC	LF	232	$ 74.10	$ 17,191.20
	LF		$ -	$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
12" Gate Valve	Ea	4	$ 10,211.15	$ 40,844.60
8" Gate Valve	Ea	15	$ 4,600.62	$ 69,009.30
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	13	$ 8,695.36	$ 113,039.68
Flushing Hydrant	Ea	4	$ 1,392.55	$ 5,570.20
	Ea		$ -	$ -
Sevices (Size and Type)				
1" Service	Ea	221	$ 996.18	$ 220,155.78
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Water System Cost	$ 795,356.17

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

Project Name:	Silverleaf Parcel 32
Contractor:	AJ Johns, Inc.
Developer:	Richmond American

	UNIT	QUANITY	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	6898	$ 34.90	$ 240,740.20
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Laterals (Size and Type)				
6" Service	EA	221	$ 1,002.91	$ 221,643.11
	EA		$ -	$ -
	EA		$ -	$ -
	EA		$ -	$ -
Manholes (Size and Type)				
Junction Manhole 8-10'	EA	2	$ 18,811.46	$ 37,622.92
Junction Manhole 10-12'	EA	1	$ 18,811.46	$ 18,811.46
Type A Manhole 4-6'	EA	8	$ 8,659.85	$ 69,278.80
Type A Manhole 6-8'	EA	13	$ 9,165.44	$ 119,150.72
Type A Manhole 8-10'	EA	5	$ 7,355.81	$ 36,779.05
Type A Manhole 10-12'	EA	4	$ 7,965.60	$ 31,862.40
Type A Manhole 12-14'	EA	2	$ 8,465.85	$ 16,931.70
Type B Manhole 8-10'	EA	1	$ 21,539.73	$ 21,539.73
Type B Manhole 10-12'	EA	1	$ 21,539.73	$ 21,539.73
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	$ 835,899.82

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

Project Name:	Silverleaf Parcel 32			
Contractor:	AJ Johns, Inc.			
Developer:	Richmond American			
	UNIT	QUANITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" DR18	LF	1509	$ 106.86	$ 161,251.74
8" DR18	LF	4947	$ 43.81	$ 216,728.07
4" DR18	LF	393	$ 27.36	$ 10,752.48
2" Poly	LF	127	$ 17.72	$ 2,250.44
12" Fusible PVC	LF	56	$ 205.06	$ 11,483.36
8" Fusible PVC	LF	186	$ 74.70	$ 13,894.20
Reuse Valves (Size and Type)				
12" Gate Valve	Ea	6	$ 10,210.79	$ 61,264.74
8" Gate Valve	Ea	13	$ 4,600.62	$ 59,808.06
(Flushing Hydrant)	Ea	4	$ 1,332.93	$ 5,331.72
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
1 Service	Ea	221	$ 948.73	$ 209,669.33
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Reuse System Cost	$ 752,434.14

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 $ 2,483,690.13

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

3/5/26 (Date) to Richmond American (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Elm Ridge (Silverleaf Parcel 32)
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 5th day of March, 2026.

WITNESS:

Witness Signature

JOSEPH DUNATK
Print Witness Name

CONTRACTOR:

Lienor's Signature

Chad Cockrell
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 5TH day of MARCH, 2026, by CHAD COCKRELL as VICE PRESIDENT for A.J. JOHNS, INC.

Notary Public
My Commission Expires: 10/23/29

Personally Known or Produced Identification
Type of Identification Produced

TODD A. PATRICK
Commission # HH 698992
Expires October 23, 2029

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

Project Name:	Silverleaf Parcel 32
Contractor:	AJ Johns, Inc.
Developer:	Richmond American

	UNIT	QUANITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR18	LF	1461	$ 68.93	$ 100,706.73
8" DR18	LF	5292	$ 40.88	$ 216,336.96
4" DR18	LF	347	$ 26.29	$ 9,122.63
2" Poly	LF	221	$ 15.29	$ 3,379.09
8" Fusible PVC	LF	232	$ 74.10	$ 17,191.20
	LF		$ -	$ -
	LF		$ -	$ -
Water Valves (Size and Type)				
12" Gate Valve	Ea	4	$ 10,211.15	$ 40,844.60
8" Gate Valve	Ea	15	$ 4,600.62	$ 69,009.30
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	13	$ 8,695.36	$ 113,039.68
Flushing Hydrant	Ea	4	$ 1,392.55	$ 5,570.20
	Ea		$ -	$ -
Sevices (Size and Type)				
1" Service	Ea	221	$ 996.18	$ 220,155.78
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Water System Cost	$ 795,356.17

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

Project Name:	Silverleaf Parcel 32
Contractor:	AJ Johns, Inc.
Developer:	Richmond American

	UNIT	QUANITY	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	6898	$ 34.90	$ 240,740.20
	LF		$ -	$ -
	LF		$ -	$ -
	LF		$ -	$ -
Laterals (Size and Type)				
6" Service	EA	221	$ 1,002.91	$ 221,643.11
	EA		$ -	$ -
	EA		$ -	$ -
	EA		$ -	$ -
Manholes (Size and Type)				
Junction Manhole 8-10'	EA	2	$ 18,811.46	$ 37,622.92
Junction Manhole 10-12'	EA	1	$ 18,811.46	$ 18,811.46
Type A Manhole 4-6'	EA	8	$ 8,659.85	$ 69,278.80
Type A Manhole 6-8'	EA	13	$ 9,165.44	$ 119,150.72
Type A Manhole 8-10'	EA	5	$ 7,355.81	$ 36,779.05
Type A Manhole 10-12'	EA	4	$ 7,965.60	$ 31,862.40
Type A Manhole 12-14'	EA	2	$ 8,465.85	$ 16,931.70
Type B Manhole 8-10'	EA	1	$ 21,539.73	$ 21,539.73
Type B Manhole 10-12'	EA	1	$ 21,539.73	$ 21,539.73
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	$ 835,899.82

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

Project Name:	Silverleaf Parcel 32
Contractor:	AJ Johns, Inc.
Developer:	Richmond American

	UNIT	QUANITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
12" DR18	LF	1509	$ 106.86	$ 161,251.74
8" DR18	LF	4947	$ 43.81	$ 216,728.07
4" DR18	LF	393	$ 27.36	$ 10,752.48
2" Poly	LF	127	$ 17.72	$ 2,250.44
12" Fusible PVC	LF	56	$ 205.06	$ 11,483.36
8" Fusible PVC	LF	186	$ 74.70	$ 13,894.20
Reuse Valves (Size and Type)				
12" Gate Valve	Ea	6	$ 10,210.79	$ 61,264.74
8" Gate Valve	Ea	13	$ 4,600.62	$ 59,808.06
(Flushing Hydrant)	Ea	4	$ 1,332.93	$ 5,331.72
	Ea		$ -	$ -
	Ea		$ -	$ -
Sevices (Size and Type)				
1 Service	Ea	221	$ 948.73	$ 209,669.33
	Ea		$ -	$ -
	Ea		$ -	$ -
	Ea		$ -	$ -
			Total Reuse System Cost	$ 752,434.14

DocuSign Envelope ID: 15824CFE-761E-4687-ACEE-D42CCF12C700

CERTIFICATE OF RESOLUTION

I, Joseph H. Fretz, as Secretary of RAH of Florida, Inc., a Colorado corporation (the "Company"), do hereby certify on behalf of the Company that the following resolutions were adopted by the Board pursuant to Minutes of Action dated as of February 15, 2024, and that such resolutions are in full force and effect as of the date of the Certificate of Resolution.

WHEREAS, the Company is the general partner of Richmond American Homes of Florida, LP ("Florida LP"); now, therefore, be it

RESOLVED, that the Company hereby appoints Stuart A. Allison ("Alex Allison") as Vice President – Land & Forward Planning (Jacksonville Division), effective January 27, 2024, to serve until his successor is duly appointed or until the earlier of his resignation, retirement, termination of his employment, or death; and it is

FURTHER RESOLVED, that Stuart A. Allison ("Alex Allison"), as an officer of the Company, is authorized hereby to enter into and execute and deliver, on behalf of the Company and the Florida LP, any and all documents necessary or advisable in connection with the Florida LP's business of building and selling homes.

RAH of Florida, Inc., a Colorado corporation

DocuSigned by:

By: Joseph H. Fretz

Joseph H. Fretz, Secretary

Executed at Denver, Colorado: February 15, 2024

ST. JOHNS COUNTY UTILITY DEPARTMENT
3E – CLOSEOUT - WARRANTY

Date: 2/25/2026

Project Title: Silverleaf Parcel 32

FROM: A.J. Johns, Inc
Contractor's Name

Address: 3225 Anniston Road
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:

Chad Cockrell
Print Contractor's Name

Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ on-line notarization, this 25 day of February, 2026, by Chad Cockrell as V. P. of Operations for A. J. Johns Inc.

Wanda Renea Holmes
Notary Public
My Commission Expires: 07-17-2029

✓ Personally Known or Produced Identification
Type of Identification Produced

Notary Public State of Florida
Wanda Renea Holmes
My Commission HH 665215
Expires 7/17/2029

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: June 17, 2026

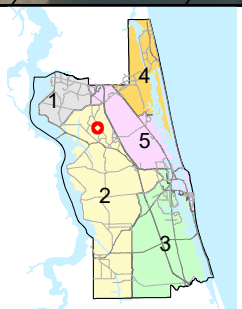
SUBJECT: Elm Ridge (Silverleaf Parcel 32) (ASBULT 2026000038)

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 Elm Ridge (Silverleaf Parcel 32).

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: 10/20/2026

Elm Ridge - Silverleaf Parcel 32

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.