

**MAINTENANCE
AGREEMENT
WITH CASH
DEPOSIT**

K2W REAL ESTATE HOLDINGS, INC
91 Branscomb Road Suite 17, Green Cove
Springs, FL 32043

KNOWN BY ALL BY THESE PRESENTS That K2W Real Estate Holdings, Inc as "Developer" are held and firmly bound unto the City of Green Cove Springs as "Obligee" in the total sum of \$9,178.50 which shall be held by Obligee without interest in escrow as provided herein.

WHEREAS, the Developer entered into a contract with the Obligee dated _____ for the reconstruction costs for the water and sewer improvements set forth in Exhibits "A" and "B" which shall be owned by Obligee upon acceptance and approval of such improvements.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Developer shall maintain and remedy said Work free from defects in materials and workmanship for a Period of 3 year(s) commencing on _____ (the "Maintenance Period"), then this obligation shall be void and the escrow shall be returned to the Developer; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER, that any suit arising hereunder shall be commenced no later than one (1) year from the expiration date of the Maintenance Period; provided, however, that if this limitation is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law, and said period of limitation shall be deemed to have accrued and shall commence to run on the expiration date of the Maintenance Period. Further, the attached letter labelled Exhibit "C" and the cost estimates labelled "Exhibit "D" shall be incorporated herein by reference.

SIGNED this _____ day of _____ 2023.

K2W REAL ESTATE HOLDINGS, INC
(Developer)

By: _____

Passed and Duly Adopted by the City Council of the City of Green Cove
Spring, Florida this _____ day of _____, 2023.

Attest:

City of Green Cove Springs,
Florida Municipal Corporation

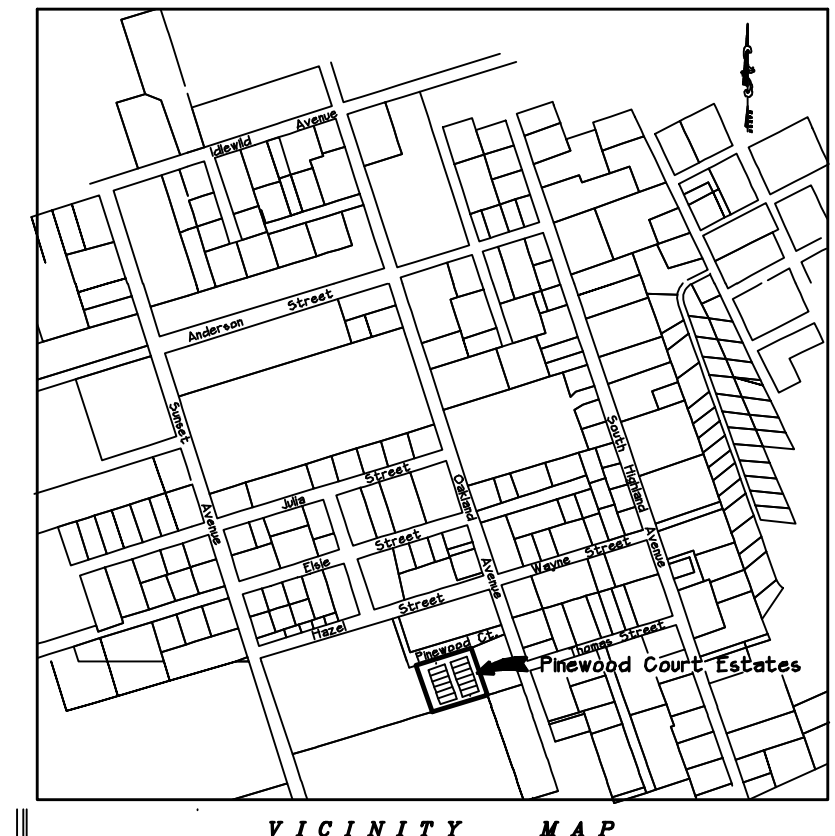
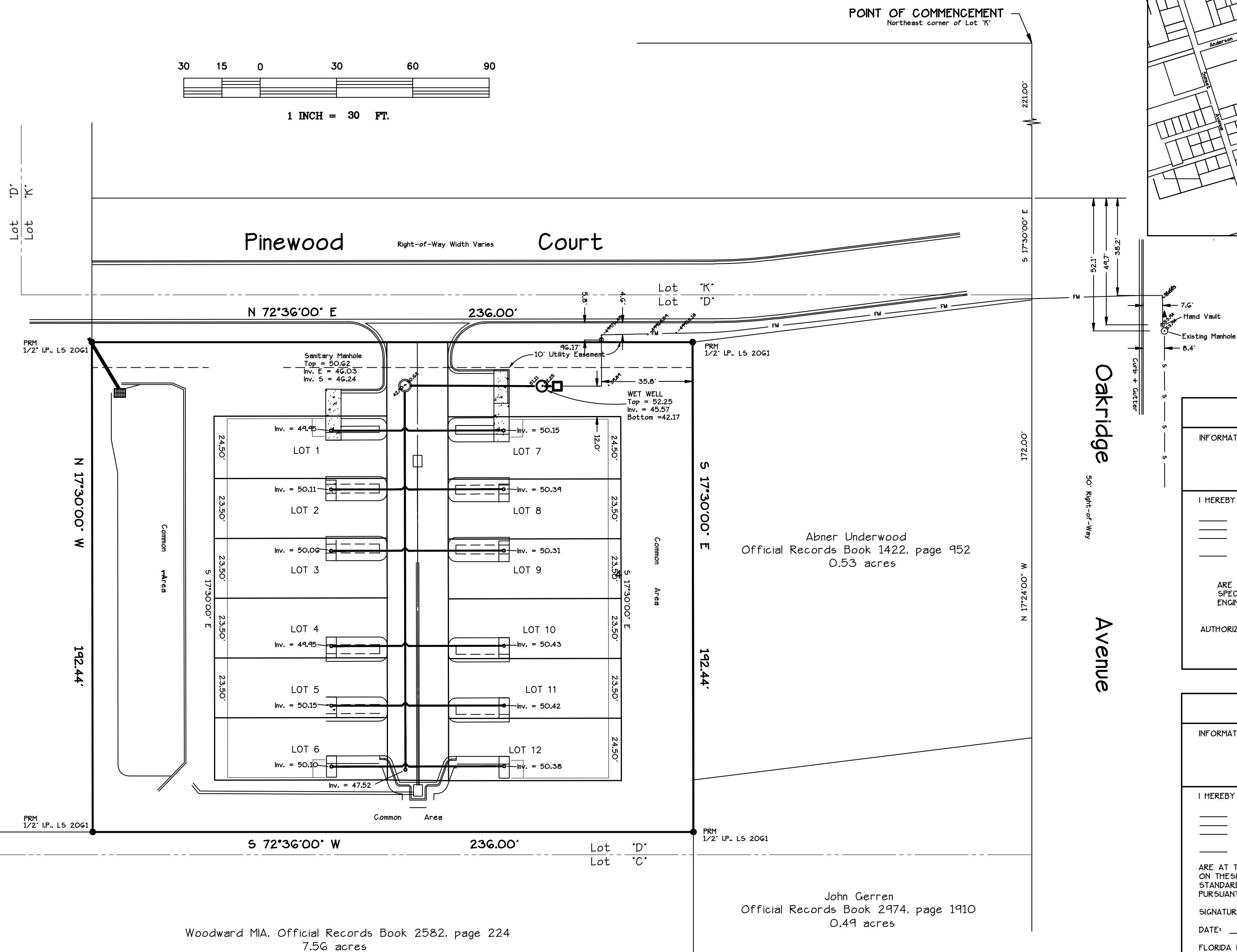
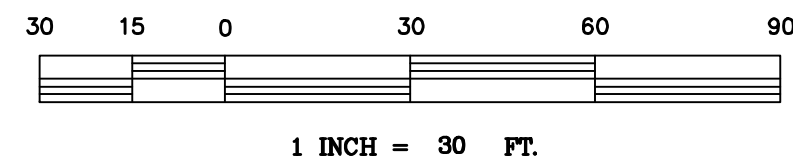
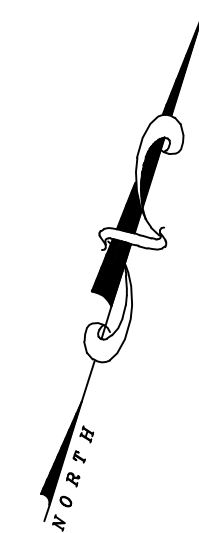
Erin West, City Clerk

By: _____
Daniel M. Johnson, Mayor

Approved as to form and legality

By: _____
LJ Arnold, III, City Attorney

Pinewood Court Estates



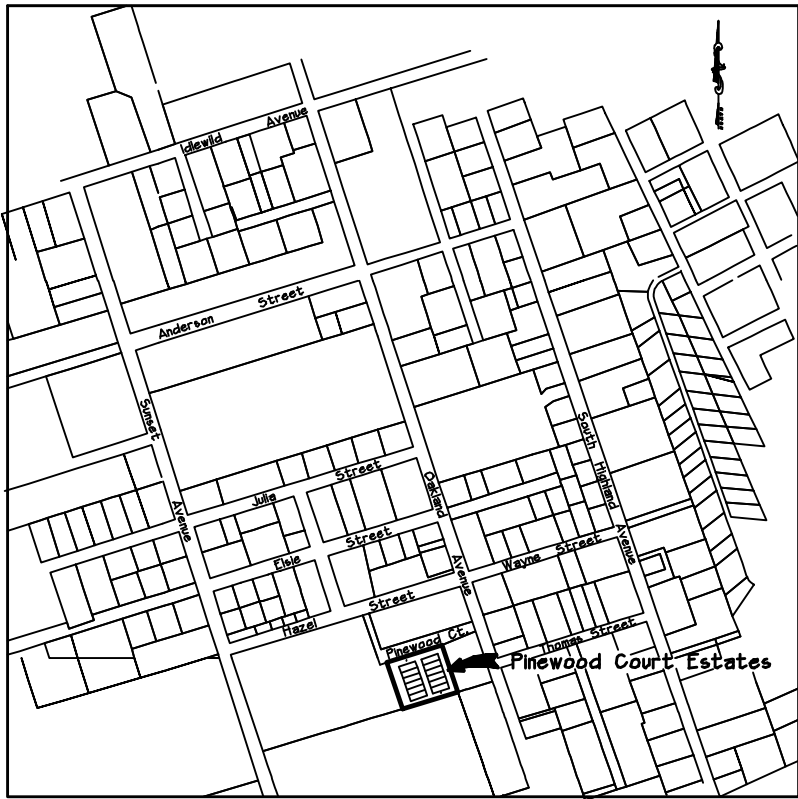
AS-BUILT	
INFORMATION PROVIDED BY:	
DATE:	January 16, 2023
NAME:	Grade 1 Utility
ADDRESS:	P.O. Box 331268 Atlantic Beach, Florida 32233
PHONE NO:	(904) 574-9000
I HEREBY CERTIFY THAT THE	
_____ BUILDING PADS	_____ WATERMAIN
_____ CURB AND GUTTER	_____ <input checked="" type="checkbox"/> SANITARY SYSTEM
_____ STORMWATER DRAINAGE	_____ FORCE MAIN
_____ SYSTEM	_____ LIFT STATION
_____ UNDERDRAIN CONNECTIONS	_____ POND
ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY SPECIFICATIONS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.	
AUTHORIZED SIGNATURE	_____
	Contractors Signature

	Contractors State Lic. Number

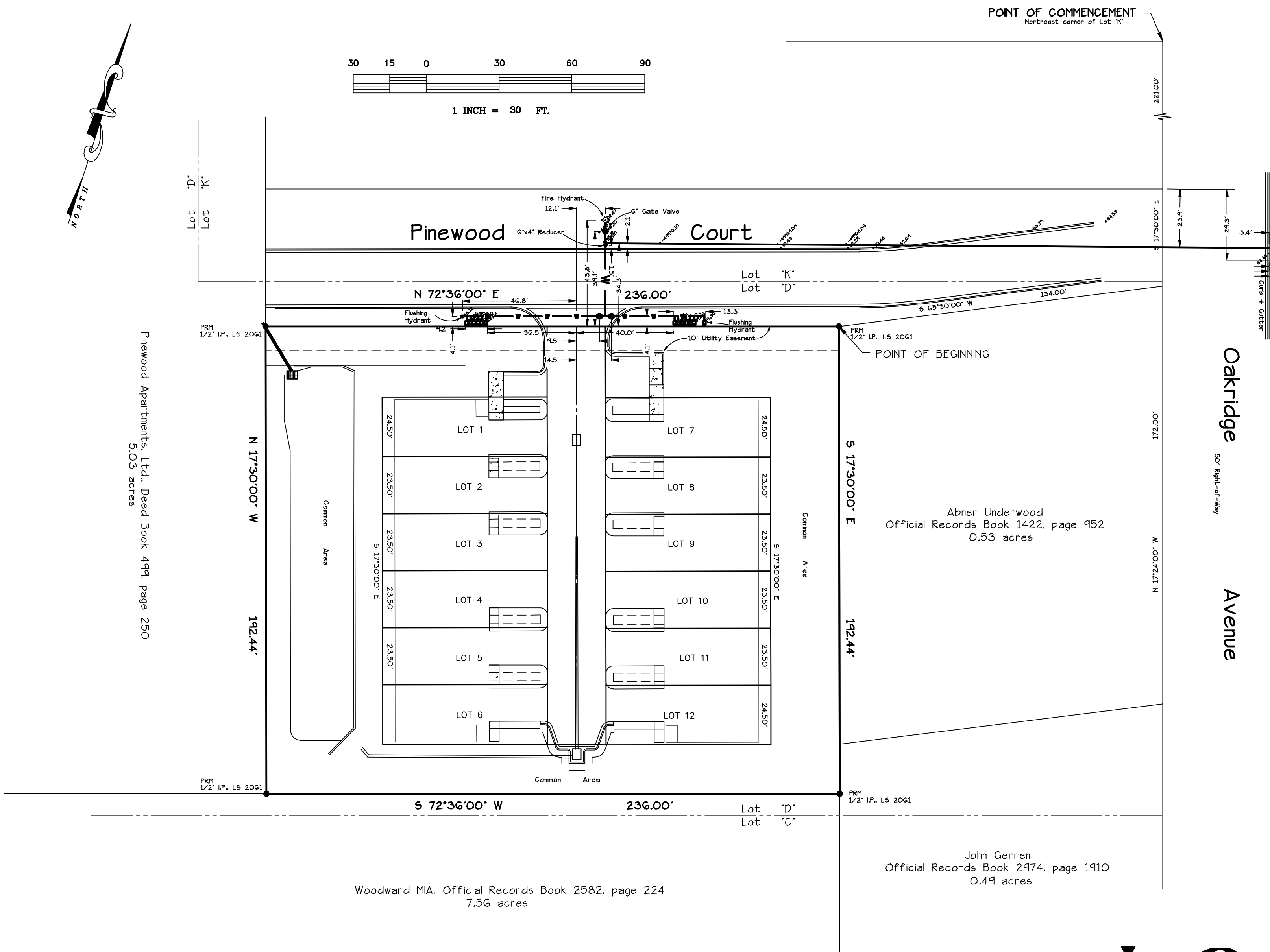
AS-BUILT	
INFORMATION PROVIDED BY:	
DATE:	January 16, 2023
NAME:	ELAND + ASSOCIATES, INC.
ADDRESS:	615 BLANDING BOULEVARD
	ORANGE PARK, FLORIDA 32065
PHONE NO:	904-272-1000
I HEREBY CERTIFY THAT THE	
_____ BUILDING PADS	_____ WATERMAIN
_____ CURB AND GUTTER	_____ <u>X</u> SANITARY SYSTEM
_____ STORMWATER DRAINAGE	_____ FORCE MAIN
_____ SYSTEM	_____ LIFT STATION
_____ UNDERDRAIN CONNECTIONS	_____ POND
ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS AS SHOWN ON THESE "AS-BUILT" DRAWINGS AND MEET THE MINIMAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	
SIGNATURE: <u><i>Harold Gililand</i></u>	
DATE: <u>January 16, 2023</u>	
FLORIDA REG. LAND SURVEYOR'S NO: <u>LS 2518</u>	

AS-BUILT

Pinewood Court Estates



VICINITY MAP



AS-BUILT	
INFORMATION PROVIDED BY:	
DATE:	January 16, 2023
NAME:	Grade 1 Utility
ADDRESS:	P.O. Box 331268 Atlantic Beach, Florida 32233
PHONE NO:	(904) 574-9000
I HEREBY CERTIFY THAT THE	
<input type="checkbox"/> BUILDING PADS	<input checked="" type="checkbox"/> WATERMAIN
<input type="checkbox"/> CURB AND GUTTER	<input type="checkbox"/> SANITARY SYSTEM
<input type="checkbox"/> STORMWATER DRAINAGE	<input type="checkbox"/> FORCE MAIN
<input type="checkbox"/> SYSTEM	<input type="checkbox"/> LIFT STATION
<input type="checkbox"/> UNDERDRAIN CONNECTIONS	<input type="checkbox"/> POND
ARE IN ACCORDANCE WITH THE APPROVED PLANS AND CITY SPECIFICATIONS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.	
AUTHORIZED SIGNATURE	Contractors Signature
	Contractors State Lic. Number

AS-BUILT	
INFORMATION PROVIDED BY:	
DATE:	January 16, 2023
NAME:	EILAND + ASSOCIATES, INC.
ADDRESS:	615 BLANDING BOULEVARD ORANGE PARK, FLORIDA 32065
PHONE NO:	904-272-1000
I HEREBY CERTIFY THAT THE	
<input type="checkbox"/> BUILDING PADS	<input checked="" type="checkbox"/> WATERMAIN
<input type="checkbox"/> CURB AND GUTTER	<input type="checkbox"/> SANITARY SYSTEM
<input type="checkbox"/> STORMWATER DRAINAGE	<input type="checkbox"/> FORCE MAIN
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ARE AT THE HORIZONTAL AND VERTICAL LOCATIONS AS SHOWN ON THESE 'AS-BUILT' DRAWINGS AND MEET THE MINIMAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	
SIGNATURE:	<i>Harold Wilcox</i>
DATE:	January 16, 2023
FLORIDA REG. LAND SURVEYOR'S NO: LS 2518	

AS-BUILT

Exhibit C

K2W Real Estate Holdings, Inc.

January 28, 2023

Director Michael Daniels
City of Green Cove Springs
321 Walnut St
Green Cove Springs, FL 32043

Re: Deposit for Utilities in Right of Way

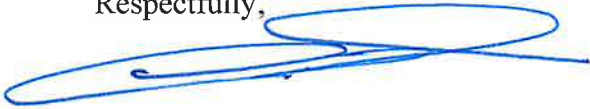
Dear Mr. Daniels:

K2W is the owner of the 12 townhomes at Pine Hill Point. We are taking the cash deposit option to secure financial responsibility for the utilities in the right of way.

The amount of \$10,348.50 will be provided to the City of Green Cove Springs. The amount is 15% of the construction cost for the utilities in the right of way.

This deposit shall be held for 36 months with a full refund if the funds are not used for any issues. We shall be notified if any issues prior to funds being used from this deposit.

Respectfully,

A handwritten signature in blue ink, appearing to read "Joseph Bryant Wiggins, Jr.", with a large, stylized flourish extending to the left.

Joseph Bryant Wiggins, Jr.
President

Grade One Site & Utility, Inc

P.O. Box 8849, Fleming Island, Fl. 32006

Tele: (904) 291-3338

Cell: (904) 813-8683

COST ESTIMATE SUMMARY

February 3, 2023

Pinewood Townhomes

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Cost</u>
<u>Potable Water</u>				
6" Water Main	280	LF	57.00	15,960.00
4" Water Main	200	LF	42.00	8,600.00
12"x 6" Tapping Saddle	1	Ea	3,026.00	3,026.00
6" Tapping Valve & Box	1	Ea	1,150.00	1,150.00
Water Services	12	Ea	729.00	8,748.00
Irrigation Service	1	Ea	1,967.00	1,967.00
Fire Hydrant w/1' Riser	1	Ea	4,254.00	4,254.00
6" Gate Valve & Box	1	Ea	1,373.00	1,373.00
4" Gate Valve & Box	2	Ea	943.00	1,886.00
4" MJ Tee	2	Ea	274.00	548.00
4"x 2" MJ Cap	2	Ea	146.00	292.00
6" MJ 90 Bend	2	Ea	340.00	680.00
6" MJ Long Sleeve	1	Ea	710.00	710.00
4" x 1" Tapping Saddle	1	Ea	2,316.00	<u>2,316.00</u>
			Total	\$ 51,510.00
<u>Sewer Force Main</u>				
2" Poly	230	LF	39.13	8,999.90
2" Corp Stop	1	Ea	360.10	360.10
2" Check Valve	1	Ea	320.00	<u>320.00</u>
			Total	\$ 9,680.00

WATER & FORCE MAIN TOTAL \$ 61,190.00