



# WASHOE COUNTY

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CM/ACM	<u>KS</u>
Finance	<u>DN</u>
DA	<u>    </u> ✓
Risk Mgt.	<u>DL</u>
HR	<u>N/A</u>
Comptroller	<u>    </u> ✓

## STAFF REPORT

BOARD MEETING DATE: January 26, 2016

**DATE:** December 30, 2015

**TO:** Board of County Commissioners

**FROM:** Dwayne Smith, P.E., Division Director, Engineering and Capital Projects  
Community Services Department, 328-2043, [desmith@washoecounty.us](mailto:desmith@washoecounty.us)

**THROUGH:** Dave Solaro, Arch., P.E., Director  
Community Services Department, 328-2040, [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us)

**SUBJECT:** Recommendation to approve a Sanitary Sewer Infrastructure Dedication Agreement between Washoe County, St. James's Village, Inc. and World Properties, Inc., for the development, construction and subsequent dedication of Sanitary Sewer Infrastructure for the St. James's Village and Sierra Reflections residential developments located in the South Truckee Meadows. (Commission District 2.)

### SUMMARY

Washoe County (County) and St. James's Village, Inc., (SJV) a Nevada corporation and World Properties, Inc. (WPI), collectively referred to as Developers, have jointly developed the attached Sanitary Sewer Infrastructure Dedication Agreement (Agreement) identifying the terms and conditions for the design, construction, and dedication of certain project specific sanitary sewer conveyance infrastructure under the terms of Washoe County Development Code, Article 422. The Agreement further identifies the terms and schedule for the possible disbursement to the Developers of certain conveyance fees if any are collected within a 10-year period of time.

This agreement specifically identifies the following:

- a. The design, construction and dedication of Project Sewer Improvements will be solely the responsibility of the Developers including acquisition and dedication of all necessary easements and rights of way for the improvements and at no cost to Washoe County.
- b. Upon acceptance of the sanitary sewer improvements, Washoe County will be responsible for the operation, maintenance, repair and replacement of the improvements.
- c. The Developer of SJV has previously paid sanitary sewer connection privilege fees in the amount of \$1,013,700.00 for 225 residential units located within the St. James's development and no further connection or conveyance fees will be collected for these specific residential units.
- d. The Developers agree to pay all sanitary sewer fees identified in Washoe County Sewer Ordinance for all future sanitary sewer connections associated with the St. James's and Sierra Reflections projects.
- e. While Washoe County has not requested an oversizing of the proposed sanitary sewer infrastructure improvements, in the event any other permanent sewer connections are

AGENDA ITEM # 5.E.2

made to the Developers build and dedicate infrastructure, the Developers will receive compensation for those connections for a period of up to 10 years.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

### **PREVIOUS ACTION**

There has been no previous action regarding the Sanitary Sewer Infrastructure Dedication Agreement.

### **BACKGROUND**

Previously, Washoe County and the Developers entered into a sanitary sewer oversizing and reimbursement agreement. Due to multiple factors, the original proposed project did not advance under the terms of the original agreement and the agreement expired. The original agreement was developed under the premise that the portions of the infrastructure constructed and dedicated by the Developers would be part of a regional gravity sanitary sewer system which would have the potential to allow for other connections once connection fees were collected. As part of the original proposed project, a special use permit was obtained which required public notification and meetings which resulted in mixed response to the original proposed gravity sanitary sewer system. Further, Washoe County was not successful in obtaining the necessary easements for the gravity sanitary sewer system. Subsequently, once discussions with the Developers resumed and after careful consideration, it was determined that the project specific solution identified by the Developers to only sewer the St. James's and Sierra Reflections was acceptable. Washoe County sanitary sewer facility planning efforts consider alternative methods and funding strategies for providing sanitary sewer service to areas within Pleasant Valley if the need ever were to occur.

### **FISCAL IMPACT**

The proposed project specific sanitary sewer infrastructure will be financed and constructed by the Developers and the Developers will have the potential of recovering a portion of the project costs if the project specific infrastructure is utilized by any adjacent properties that utilize portions of the sanitary sewer infrastructure for permanent sanitary sewer flow conveyance.

Upon acceptance of the proposed project specific sanitary sewer infrastructure, Washoe County Community Services Department (CSD), Utility Division will be responsible for the operation, maintenance, repair and replacement of the dedicated infrastructure. Costs associated with the operation, maintenance, repair and replacement of sanitary sewer infrastructure are accounted for within the rates and fees identified in the Washoe County Sanitary Sewer Ordinance, which rates and fees may be modified from time to time. The CSD Utility is not recommending changes to the fees and charges identified in Ordinance at this time as a result of the anticipated acceptance of sanitary sewer infrastructure identified in the Agreement.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners approve a Sanitary Sewer Infrastructure Dedication Agreement between Washoe County, St. James's Village, Inc. and World Properties, Inc., for the development, construction and subsequent dedication of Sanitary Sewer

Infrastructure for the St. James's Village and Sierra Reflections residential developments located in the South Truckee Meadows.

**POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a Sanitary Sewer Infrastructure Dedication Agreement between Washoe County, St. James's Village, Inc. and World Properties, Inc., for the development, construction and subsequent dedication of Sanitary Sewer Infrastructure for the St. James's Village and Sierra Reflections residential developments located in the South Truckee Meadows."

## **SANITARY SEWER INFRASTRUCTURE DEDICATION AGREEMENT**

This Sanitary Sewer Infrastructure Dedication Agreement (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2016, by and between the County of Washoe, a political subdivision of the State of Nevada (“County”) and St. James’s Village, Inc., (“SJV”) and World Properties, Inc. (“WPI”), Nevada corporations. SJV and WPI are collectively referred to herein as “Developers.”

### **RECITALS**

WHEREAS, County is the owner and operator of the South Truckee Meadows Water Reclamation Facility (“STMWRF”), and

WHEREAS, SJV is the owner and developer of an approved residential project consisting of 522 residential units (“SJV Project”) located in the Pleasant Valley area of Washoe County, on the property more fully depicted in Exhibit “A” attached hereto (“SJV Property”), and

WHEREAS, WPI is the owner and developer of an approved residential project consisting of 938 residential units (“WPI Project”) located in the Pleasant Valley area of Washoe County, more fully depicted in Exhibit “A” attached hereto (“WPI Property”), and

WHEREAS, the SJV Project and the WPI Project are collectively referred to as the “Projects”, and

WHEREAS, the Developers are required by the conditions of approval of the respective Projects to sewer the Projects to a municipal sewer system for treatment and disposal, and

WHEREAS, it is anticipated that municipal sanitary sewer treatment and disposal of sewer flows from the Projects will be provided by Washoe County, and

WHEREAS, SJV has paid to the County the Sanitary Sewer Connection Privilege Fees for each recorded subdivision lot (225 to date) within the SJV Project in an amount \$1,013,700.00, more fully depicted in Exhibit “B”, and

WHEREAS, it is necessary to design and construct certain sanitary sewer conveyance infrastructure and facilities (“Project Sewer Improvements”) in order to provide sewer treatment and disposal service to the Developers’ Projects, and

WHEREAS, the Developers are willing to undertake the design, permitting and construction of the Project Sewer Improvements necessary to convey sanitary sewer flows from the Developers’ properties to Washoe County facilities for treatment and disposal at STMWRF, in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises, covenants and conditions set forth herein, the parties agree as follows:

1. Developers agree to design and construct the necessary Project Sewer Improvements which may include, but are not limited to, a lift station and force main line to convey sewer flows from the SJV and WPI Projects to connect to the existing Washoe County sanitary sewer system located at APN 017-020-16.

2. County is responsible to timely construct all necessary and required improvements for the conveyance and treatment of sanitary sewer flows originating from the Projects and conveyed via the Project Sewer Improvements to Washoe County sanitary sewer infrastructure located at APN 017-020-16.

3. Developers will select the design engineer and the contractor for the Project Sewer Improvements. The design shall be subject to the County’s prior approval which will not be unreasonably withheld. When the plans for the Project Sewer Improvements are submitted to the County for approval, Developers will also include a proposed construction schedule. The

Project Sewer Improvements shall be designed and constructed to County standards and specifications. The County and Developers will cooperate to insure the coordination and compatibility of the Project Sewer Improvements with County's existing sanitary sewer infrastructure.

The Developers may also be subject to approvals related to the Project Sewer Improvements from the Nevada State Department of Water Resources, the District Board of Health and the State of Nevada Division of Environmental Protection, and recognize the County has no control over those agency approvals. County agrees to participate in and cooperate with Developers in obtaining such approvals.

4. Developers agree that they will obtain all land, access, easements and rights-of-way, necessary for the construction of the Project Sewer Improvements. The County agrees that the Developer(s) may utilize existing available Washoe County sanitary sewer easements. County agrees to cooperate with the Developers in their obtaining all necessary easements but the County is under no obligation to finance or to obtain land, easements, rights-of-way or other elements necessary prior to the acceptance of the Project Sewer Improvements.

5. The Developers will obtain any required approvals, including Special Use Permits and/or NDOT Encroachment Permits for the Project Sewer Improvements. The County will be identified as the Applicant and will cooperate in obtaining any such approvals.

6. County agrees the Developers shall be entitled to receive reimbursement from any other development or property connecting to and using the Project Sewer Improvements as permanent sewer conveyance. The amount of reimbursement ("Additional Conveyance Fee") shall be included within the County's Sanitary Sewer Ordinance as a disbursement to Developers for the permanent use of the Project Sewer Improvements. For connections that utilize the entire Project Sewer Improvements, the amount of the Additional Conveyance Fee on a per unit basis

shall be determined by dividing the total cost of the design, rights of way costs and construction of the Project Sewer Improvements as certified by the design engineer or contractor and reviewed and approved by Washoe County, by the total number of residential connections identified for both the SJV and WPI projects, one-thousand four-hundred and sixty (1,460). For connections that only utilize a portion of the Project Sewer Improvements, the disbursement for those connections will be determined on a proportional basis using the percentage and associated cost of the actual portion of the Project Sewer Improvements used with respect to the total Project Sewer Improvements. Disbursements of any Additional Conveyance Fees collected shall be made by County to Developers quarterly on or before January 1, April 1, July 1, and October 1 of each year for amounts received during the preceding quarter. Disbursements for the Additional Conveyance Fee will be made to the Developers for up to a period of ten (10) years, starting from the date of acceptance of the Project Sewer Improvements by the County. After ten (10) years from the date of acceptance, the County will stop disbursement of any Additional Conveyance Fee's associated with the Project Sewer Improvements.

7. County shall have the right to connect and permit connections to the Project Sewer Improvements to provide sewer service to adjacent properties provided, however, that County shall be responsible for all costs associated with the design, construction and right-of-way acquisition in connection therewith and for the associated Additional Conveyance Fee.

8. Upon written acceptance by Washoe County, all Project Sewer Improvements constructed under this Agreement shall become the sole and exclusive property of the County. County accepts all responsibilities for the operation and maintenance of all approved Project Sewer Improvements constructed pursuant to this Agreement and shall be entitled to the benefits of all applicable construction warranties. Any liability assumed by the County shall be effective upon acceptance of the Project Sewer Improvements and shall not be retroactive. Further, the

Developers agree to convey to the County all land, permanent sewer easements, permits for rights of way or other approvals necessary for the County's access, operation, maintenance, repair and replacement of the Project Sewer Improvements prior to acceptance.

9. When the Project Sewer Improvements have been completed by Developers and accepted by the County, County agrees that it will provide sewer service to both Projects as each Project is developed on a phase by phase basis when Developers pay the required Sanitary Sewer Connection Privilege Fees in addition to all other associated and required fees in the amounts identified in County Ordinance subject to the following conditions:

(a) There shall be no additional Sanitary Sewer Connection Privilege Fee or conveyance surcharge fee for the recorded 225 lots within the SJV Project for which \$1,013,700 in base sanitary sewer connection privilege fees have been paid and sewer treatment capacity reserved. Also in connection with these 225 lots, no conveyance surcharge will be paid relating to the developer built and dedicated Project Sewer Improvement conveyance facilities.

(b) There will be no conveyance surcharge for all remaining units within both Projects relating to the developer built and dedicated Project Sewer Improvement conveyance facilities.

10. Developers shall have the right to sell, assign, and transfer all or any part of their rights under this Agreement, to any person, firm, corporation, or company, at any time; provided, however, that Developers' shall give the County written notice of any such sale, assignment or transfer. The sale, assignment or transfer of all or any part of the rights identified under this agreement does not alleviate the requirement to pay any and all connection privilege fees, facility plan fees, plan review fees, surcharge fees or other fees as identified in Washoe County Ordinance.

11. This Agreement shall be construed and enforced in accordance with the laws of the State of Nevada.

12. In the event that either party defaults in its obligations hereunder, the non-defaulting party shall have all rights and remedies in law and equity including, without limitation, the equitable right of specific performance.

13. Time is of the essence in the performance of the provisions of this Agreement.

14. Any time period for performance of any party under this Agreement shall be extended for a period of time of any force majeure, including Acts of God, war, strikes, or other cause not reasonably within the control of the affected party.

15. The Agreement contains the entire understandings, relating to the matter contained herein, and may be amended or supplemented only by an instrument in writing executed by the parties.

16. All notices given pursuant to this Agreement shall be in writing and shall be given by personal delivery, by United States mail or by United States express mail, electronic mail, or other established express delivery service, postage or delivery charge prepaid, addressed to the appropriate party at the address set forth below:

WASHOE COUNTY  
Community Services Department  
1001 E. 9<sup>th</sup> St.  
Reno, NV 89512

ST. JAMES'S VILLAGE, INC.  
WORLD PROPERTIES, INC.  
4100 Joy Lake Road  
Reno NV 89511-9725

17. In the event that it is necessary to commence any legal proceedings for enforcement of breach of any portion of this Agreement, the prevailing party shall be entitled to an award of all costs and expenses incurred in the prosecution of a contractual cause of action, including reasonable attorney's fees.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the Washoe County Commission.

COUNTY OF WASHOE

ST. JAMES'S VILLAGE

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

WORLD PROPERTIES, INC.

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_



# Washoe County District Attorney

Christopher J. Hicks  
District Attorney

## AGENDA ITEM AUTHORIZATION

DATE: January 12, 2015

TO: Dwayne Smith  
Dave Solaro

FROM: Stephan Hollandsworth  
Deputy District Attorney

SUBJECT: Recommendation to approve a Sanitary Sewer Infrastructure Dedication Agreement between Washoe County, St. James's Village, Inc. and World Properties, Inc., for the development, construction and subsequent dedication of Sanitary Sewer Infrastructure for the St. James's Village and Sierra Reflections residential developments located in the South Truckee Meadows. (Commission District 2.)

Cc: Paul Lipparelli, Assistant District Attorney

### Scheduled Commission Meeting:

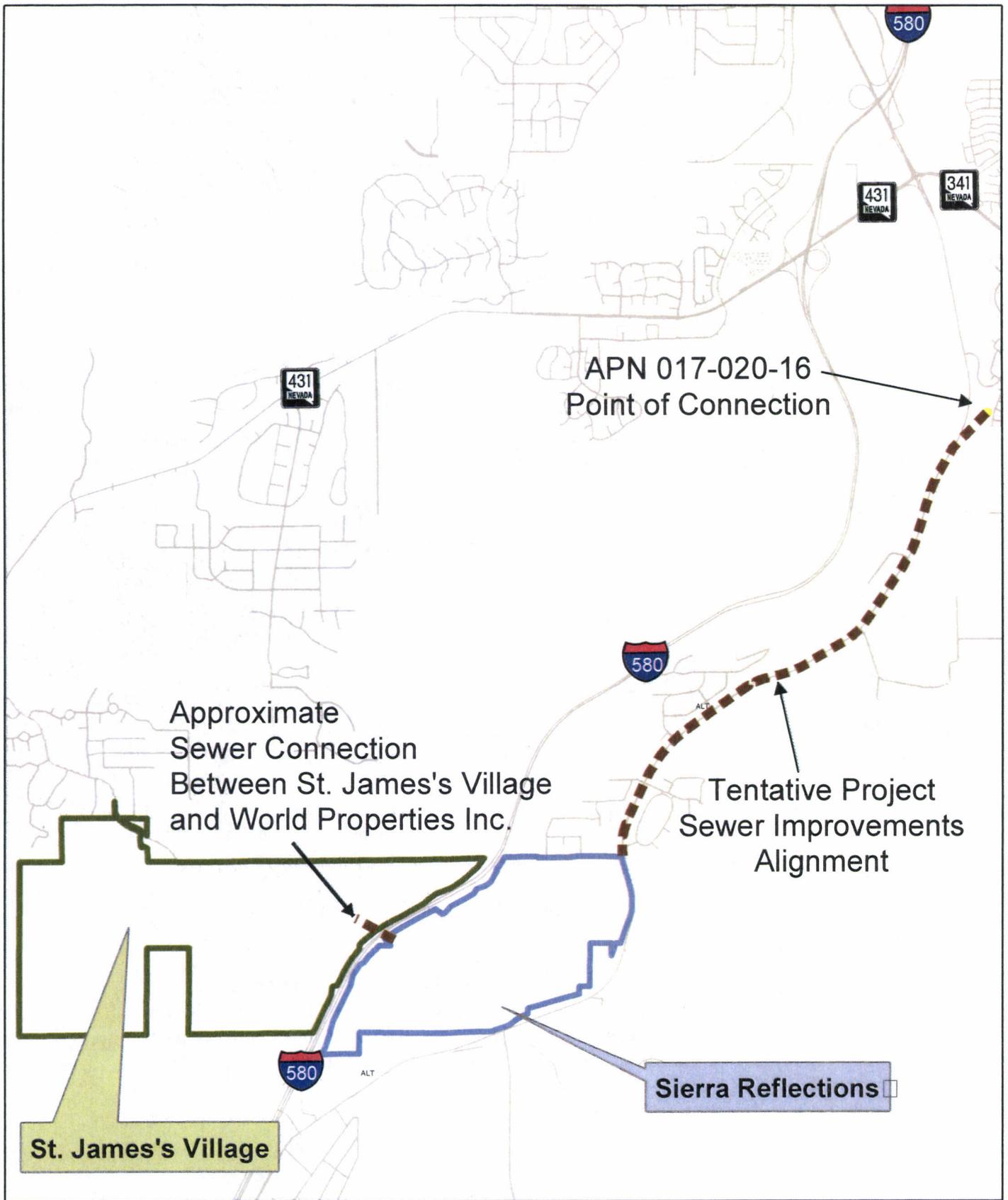
(1) I approve the above. Once this item is initialed at the agenda signing meeting, it may be placed on the commission agenda for the scheduled meeting listed above.

(2) When the changes in the accompanying documents are made, the item will be approved. Once this item is changed and initialed at the agenda signing meeting, it may be placed on the commission agenda for the scheduled meeting listed above.

(3) I cannot approve the above item for the commission agenda for the following reasons:

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**If the item is changed from that sent to me, this authorization is void and a new authorization is required. Unless otherwise expressly indicated, any approval given hereunder means (1) approval as to form and legality, not as to policy, and (2) there is a good faith basis to believe that the matter being approved is not in whole or in part illegal.**

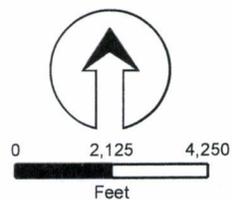


# EXHIBIT A

- Proposed Sewer Project
- St. James's Village
- Sierra Reflections

Source: Utilities Division

\\arcdata\projects\exhibit\_sewer\_st\_james\_2016.mxd



Date: January 2016

Community Services Department

**WASHOE COUNTY NEVADA**

1861

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

## Exhibit B

### Paid Sanitary Sewer Connection Privilege Fees by APN

#### Nadia Ct

154-012-02	16705 SNOW FLOWER DR
154-012-01	16765 SNOW FLOWER DR
154-011-03	4995 NADIA CT
154-011-02	4967 NADIA CT
154-011-05	4975 NADIA CT
154-011-04	4985 NADIA CT

#### St. James Village Unit 1B

046-131-03	136 WATERFORD CT
046-131-07	112 ELDON CT
046-131-06	131 WATERFORD CT
046-133-04	120 WILLIS LN
046-133-09	140 KINGSWOOD CT
046-133-07	126 WILLIS LN
046-133-12	146 KINGSWOOD CT
046-133-14	150 WILLIS LN
046-133-06	124 WILLIS LN
046-133-08	138 KINGSWOOD CT
046-131-18	103 LONDONDERRY CT
046-133-05	122 WILLIS LN
046-131-01	132 WATERFORD CT
046-131-17	105 LONDONDERRY CT
046-131-16	107 LONDONDERRY CT
046-131-10	111 ELDON CT
046-131-02	134 WATERFORD CT
046-131-04	135 WATERFORD CT
046-131-14	111 LONDONDERRY CT
046-131-20	4000 JOY LAKE RD
046-131-12	108 LONDONDERRY CT
046-131-08	114 ELDON CT
046-131-09	115 ELDON CT
046-131-13	110 LONDONDERRY CT
046-133-13	147 KINGSWOOD CT
046-131-05	133 WATERFORD CT
046-131-15	109 LONDONDERRY CT
046-133-03	118 WILLIS LN
046-133-10	142 KINGSWOOD CT
046-133-11	144 KINGSWOOD CT
046-133-02	116 WILLIS LN
046-133-01	102 WILLIS LN

#### St. James Village Unit 2B

046-143-07	181 NOTTINGHAM CT
046-143-09	177 NOTTINGHAM CT
046-143-10	175 NOTTINGHAM CT
046-143-14	162 JAMIL CT
046-142-04	186 MARCHMONT LN
046-143-18	161 JAMIL CT
046-141-01	153 ANTIGUA CT
046-142-01	180 MARCHMONT LN
046-141-02	155 ANTIGUA CT
046-143-11	173 NOTTINGHAM CT
046-142-02	182 MARCHMONT LN
046-143-08	179 NOTTINGHAM CT
046-143-15	164 JAMIL CT
046-142-03	184 MARCHMONT LN
046-143-01	174 NOTTINGHAM CT
046-143-02	176 NOTTINGHAM CT
046-143-17	163 JAMIL CT
046-143-12	181 MARCHMONT LN
046-143-04	180 NOTTINGHAM CT
046-143-05	182 NOTTINGHAM CT
046-141-03	157 ANTIGUA CT
046-143-03	178 NOTTINGHAM CT
046-143-23	170 JAMIL CT
046-141-05	163 ANTIGUA CT
046-141-04	159 ANTIGUA CT
046-141-06	158 ANTIGUA CT
046-141-07	156 ANTIGUA CT
046-141-08	154 ANTIGUA CT
046-141-09	152 ANTIGUA CT

#### St. James Village Unit 1D

156-061-24	NOT AVAILABLE
156-061-22	184 CARLETON CT
156-061-27	185 CARLETON CT
156-061-23	186 CARLETON CT
156-061-26	187 CARLETON CT
156-063-01	188 MARCHMONT LN
156-061-25	189 CARLETON CT
156-063-02	190 MARCHMONT LN
156-063-03	192 MARCHMONT LN
156-063-09	193 ARGYLE CT

## Exhibit B

### Paid Sanitary Sewer Connection Privilege Fees by APN

156-063-04	194 MARCHMONT LN	156-091-04	210 MARCHMONT CT
156-063-08	195 ARGYLE CT	156-091-03	209 MARCHMONT CT
156-063-05	196 MARCHMONT LN	<b>St. James Village Unit 1F</b>	
156-063-07	197 ARGYLE CT	156-101-01	175 KNIGHTSBRIDGE CT
156-063-06	198 MARCHMONT LN	156-101-03	176 KNIGHTSBRIDGE CT
156-061-21	201 PADDINGTON CT	156-102-03	204 ARGYLE CT
156-061-16	202 PADDINGTON CT	156-102-04	202 ARGYLE CT
156-061-20	203 PADDINGTON CT	156-101-06	177 KNIGHTSBRIDGE CROSSING
156-061-17	204 PADDINGTON CT	156-102-02	203 ARGYLE CT
156-061-19	205 PADDINGTON CT	156-101-04	174 KNIGHTSBRIDGE CT
156-061-18	206 PADDINGTON CT	156-102-01	201 ARGYLE CT
156-061-15	209 WATERMAN CT	<b>St. James Village Unit 1G</b>	
156-061-09	210 WATERMAN CT	156-111-05	227 SHEPHERD'S BUSH CT
156-061-14	211 WATERMAN CT	156-111-01	228 SHEPHERD'S BUSH CT
156-061-10	212 WATERMAN CT	156-111-02	230 SHEPHERD'S BUSH CT
156-061-13	213 WATERMAN CT	156-111-03	231 SHEPHERD'S BUSH CT
156-061-11	214 WATERMAN CT	156-111-04	229 SHEPHERD'S BUSH CT
156-061-08	215 EARLHAM CT	<b>St. James Village Unit 2A</b>	
156-061-12	216 WATERMAN CT	156-084-17	485 MOUNT MAHOGANY CT
156-061-07	217 EARLHAM CT	156-084-13	520 MOUNT MAHOGANY CT
156-061-02	218 EARLHAM CT	156-084-02	4810 PINEWILD RD
156-061-06	219 EARLHAM CT	156-083-03	340 TIMBERLAKE CT
156-061-03	220 EARLHAM CT	156-082-07	15 PINE VIEW CT
156-061-05	221 EARLHAM CT	156-082-05	305 TIMBERLAKE CT
156-061-04	222 EARLHAM CT	156-083-05	4565 PINEWILD RD
156-062-01	223 EARLHAM CT	156-085-01	425 MOUNT MAHOGANY CT
156-062-11	224 EARLHAM CT	156-084-04	4720 PINEWILD RD
156-062-02	225 EARLHAM CT	156-084-10	430 MOUNT MAHOGANY CT
156-062-10	226 EARLHAM CT	156-084-11	460 MOUNT MAHOGANY CT
156-062-03	227 EARLHAM CT	156-082-06	45 PINE VIEW CT
156-062-09	228 EARLHAM CT	156-082-08	40 PINE VIEW CT
156-062-04	229 EARLHAM CT	156-072-07	270 TIMBERCREEK CT
156-062-08	230 EARLHAM CT	156-084-16	515 MOUNT MAHOGANY CT
156-062-05	231 EARLHAM CT	156-082-03	100 KEATON CT
156-062-07	232 EARLHAM CT	156-072-08	290 TIMBERCREEK CT
156-062-06	234 EARLHAM CT	156-083-02	370 TIMBERLAKE CT
<b>St. James Village Unit 1E</b>		156-084-07	4640 PINEWILD RD
156-091-05	208 MARCHMONT CT	156-084-08	4640 JOY LAKE RD
156-091-06	206 MARCHMONT CT	156-083-04	310 TIMBERLAKE CT
156-091-02	207 MARCHMONT CT	156-084-03	4770 PINEWILD RD
156-091-01	205 MARCHMONT CT	156-084-12	490 MOUNT MAHOGANY CT

## Exhibit B

### Paid Sanitary Sewer Connection Privilege Fees by APN

156-081-01	95 KEATON CT	<b>Bennington Ct</b>	
156-084-09	400 MOUNT MAHOGANY CT	046-153-04	46 BENNINGTON CT
156-082-02	130 KEATON CT	046-161-08	79 BENNINGTON CT
156-082-04	4665 PINEWILD RD	046-153-03	42 BENNINGTON CT
156-085-02	395 MOUNT MAHOGANY CT	046-162-05	78 BENNINGTON CT
156-072-10	350 TIMBERCREEK CT	046-153-06	54 BENNINGTON CT
156-084-05	4690 PINEWILD RD	046-161-07	83 BENNINGTON CT
156-082-01	160 KEATON CT	046-153-02	38 BENNINGTON CT
156-085-04	0 MOUNT MAHOGANY CT	046-161-05	65 BENNINGTON CT
156-084-06	4660 PINEWILD RD	046-161-02	87 BENNINGTON CT
156-072-09	320 TIMBERCREEK CT	046-153-01	34 BENNINGTON CT
156-072-06	250 TIMBERCREEK CT	046-162-06	82 BENNINGTON CT
156-072-04	205 TIMBERCREEK CT	046-162-08	90 BENNINGTON CT
156-071-02	405 TIMBERCREEK CT	046-153-05	50 BENNINGTON CT
156-071-01	435 TIMBERCREEK CT	046-162-07	86 BENNINGTON CT
156-072-03	235 TIMBERCREEK CT	046-151-02	45 BENNINGTON CT
156-071-03	375 TIMBERCREEK CT	046-162-04	74 BENNINGTON CT
156-072-05	200 TIMBERCREEK CT	046-151-01	49 BENNINGTON CT
156-072-11	4575 JOY LAKE RD	046-151-04	37 BENNINGTON CT
156-071-04	345 TIMBERCREEK CT	046-151-06	29 BENNINGTON CT
156-084-14	550 MOUNT MAHOGANY CT	046-162-02	66 BENNINGTON CT
156-084-01	4870 PINEWILD RD	046-151-07	25 BENNINGTON CT
156-084-15	545 MOUNT MAHOGANY CT	046-162-03	70 BENNINGTON CT
156-083-01	400 TIMBERLAKE CT	046-162-01	62 BENNINGTON CT
156-081-02	135 KEATON CT	046-161-01	91 BENNINGTON CT
156-083-07	4895 PINEWILD RD	046-151-05	0 BENNINGTON CT
156-082-09	60 PINE VIEW CT	046-180-13	41 BENNINGTON CT
156-072-13	255 TIMBERCREEK CT	<b>Willis Ct</b>	
<b>St. James Village Unit 2B</b>		046-132-04	125 Willis Ln
156-121-03	645 SAND CHERRY CT	046-132-03	0 Willis Ln
156-121-05	685 SAND CHERRY CT	046-132-02	0 Willis Ln
156-121-01	605 SAND CHERRY CT	046-132-07	0 Willis Ln
156-121-04	665 SAND CHERRY CT		
156-121-02	625 SAND CHERRY CT		
156-121-10	640 SAND CHERRY CT		
156-121-11	620 SAND CHERRY CT		
156-121-12	600 SAND CHERRY CT		
156-121-06	705 SAND CHERRY CT		
156-121-14	700 SAND CHERRY CT		
156-121-15	680 SAND CHERRY CT		
156-121-09	660 SAND CHERRY CT		

