

RESOLUTION NO. 2010- 124

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM SERVING THE SHOPPES OF JOHNS OAKS ON US HIGHWAY #1 NORTH.**

**RECITALS**

**WHEREAS**, The Shoppes of St. Johns Oaks, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer system serving The Shoppes of St. Johns Oaks on US #1 North; and

**WHEREAS**, the Easement for Utilities to allow access and maintenance of the water and sewer system was approved by Resolution 2004-119; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, to the extent that there are typographical, 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.

**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 Bill of Sale attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

Section 3. The Clerk of Court is instructed to file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15<sup>th</sup> day of June, 2010.

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

By: Ron Sanchez  
Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halteman  
Deputy Clerk

RENDITION DATE 6/16/10



**BILL OF SALE**

**UTILITY IMPROVEMENTS**

**THE SHOPPES OF ST. JOHNS OAKS, LLC**, a Florida limited liability company ("St. Johns Oaks"), 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:

The personal property, fixtures and equipment comprising the sewage collection and potable water distribution system (the "Improvements") for Improvements within the project. All of the Improvements are included on the approved construction plan drawings prepared by North Beach Engineering, Inc. dated October 5, 2006 with final approval by St. Johns County on November 28, 2005 for the water and December 14, 2005 for the sewer. All of the Improvements are lying within the right of way of U.S. 1, Hilden Road, Old Dixie Highway and within the Hilden Business Park PUD as recorded as Ordinance Number: 2004-70 by St. Johns County, and further described on Exhibit "A".

St. Johns Oaks does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is the lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good right 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**, St. Johns Oaks has caused this instrument to be duly executed and delivered by it's duly authorized officer on this 13th day of September, 2006.

THE SHOPPES OF ST. JOHNS OAKS, LLC, a Florida limited liability company

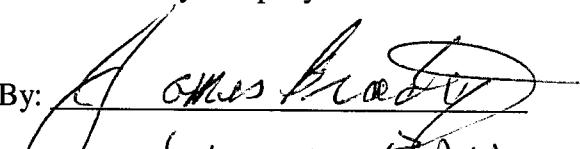
By:   
Name: JAMES BRADY  
Its: Managing Member

Exhibit "A" to Bill of Sale  
**BUSINESS CONDOS USA**  
**SHOPPES OF ST. JOHN'S OAKS**  
**SCHEDULE OF VALUES**  
**BILL OF SALE**

**WATER DISTRIBUTION**

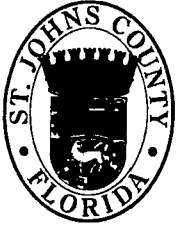
<b>Furnish &amp; Install</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>	<b>Total Installed</b>
DR 25 PVC/8"	1020	lf.	\$16	\$16,320	\$16,320
DR 25 PVC/4"	370	lf.	\$14	\$5,180	\$5,180
DR 25 PVC/10"	520	lf.	\$22	\$11,440	\$11,440
Gate/Valve/Box	20	ea.	\$12	\$24,000	\$24,000
Fire Hydrant Assembly	4	ea.	\$35	\$14,000	\$14,000
Services/Fittings	44	ea.	\$600	\$26,400	\$26,400
<b>TOTAL WATER</b>					<b>\$97,340</b>

**SANITARY SEWER**

<b>Furnish &amp; Install</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>	<b>Total Installed</b>
SDR 35 PVC	0	lf.	\$0	\$0	\$0
SDR 35 PVC/8"	115	lf.	\$40	\$4,600	\$4,600
Sewer Manhole	1	ea.	\$3,200	\$3,200	\$3,200
Sewerparcoal Manhole	1	ea.	\$6,400	\$6,400	\$6,400
<b>TOTAL SANITARY SEWER</b>					<b>\$14,200</b>

**LIFT STATION/FORCE MAIN**

<b>Furnish &amp; Install</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>	<b>Total Installed</b>
Lift Station	1	ea.	\$0	\$0	\$125,000
SDR 3 HDPE Force Main	27	lf.	\$12	\$0	\$324
SDR 4 PVC Force Main	480	lf.	\$33	\$0	\$15,840
Gate/Valve/Box	1	ea.	\$750	\$0	\$750
<b>TOTAL LIFT STATION/FORCE MAIN</b>					<b>\$141,914</b>



**St. Johns County Board of County Commissioners**

Utility Department

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**INTEROFFICE MEMORANDUM**

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TO: Nanette Bradbury, Real Estate Coordinator  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Business Condos USA/Shoppes of St. John's Oaks  
DATE: May 14, 2010

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Business Condos USA/Shoppes of St. John's Oaks.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution and a recorded copy for the utilities for our files.

Your support and cooperation as always are greatly appreciated.