

RESOLUTION NO. 2017- 155

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND REUSE SYSTEMS TO SERVE BURGER KING AT GOLF PARK CENTER LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, VRE St. Augustine, a Texas limited liability company, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A" and a Bill of Sale and Schedule of Values conveying all personal property associated with the water and reuse systems, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, to serve Burger King at Golf Park Center located off International Golf Parkway; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "C," 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 and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener 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 file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 16th day of May, 2017.

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

By: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman
Deputy Clerk

RENDITION DATE 5/19/17



EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 30th day of November, 2016
by VRE St. Augustine, LLC, with an address of
1211 S. White Chapel Blvd, Southlake TX, 76092, hereinafter called "Grantor" to
ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida,
whose address is 4020 Lewis Speedway, 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, alien, 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 and Reuse Distribution Mains and all other
equipment and appurtenances as may be necessary or convenient for the operation of the
underground water and 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.
The location of the ingress and egress area to the Easement area has been mutually
agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area noted
on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is
for water and/or 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 and foundations, footing and/or anchors for surface improvements.

(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 and 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) 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.

(b) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse 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 law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

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 corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

Chantelle Marino
Witness

Chantelle Marino
Print Name

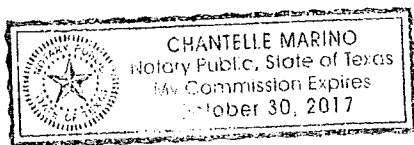
Kimberly Banks
Witness

Kimberly Banks
Print Name

By: [Signature]
Its: Jason Keen

State of Texas
County of Tarrant

The foregoing instrument was acknowledged before me this 30th day of November, 2014 by Jason Keen who is personally known to me or has produced N/A as identification.



Chantelle Marino
Notary Public

EXHIBIT "A"
EASEMENT AREA

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

15 FOOT X 15 FOOT UTILITY EASEMENT

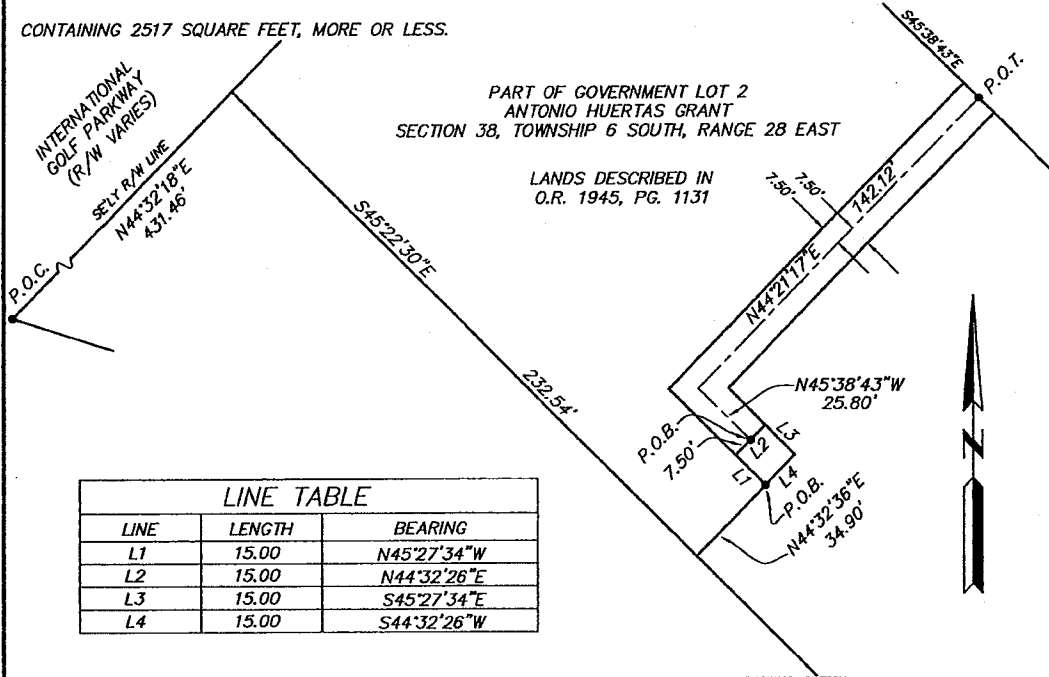
A PART OF GOVERNMENT LOT 2 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1945, PAGE 1131, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST WESTERLY CORNER OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1945, PAGE 1131, SAID POINT BEING SITUATE ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 44°32'18" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 431.46 FEET; THENCE SOUTH 45°22'30" EAST, A DISTANCE OF 232.54 FEET; THENCE NORTH 44°32'26" EAST A DISTANCE OF 34.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45°27'34" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 44°32'26" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 45°27'34" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 44°32'26" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET, MORE OR LESS.

15 FOOT ACCESS EASEMENT

A PART OF GOVERNMENT LOT 2 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1945, PAGE 1131, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST WESTERLY CORNER OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1945, PAGE 1131, SAID POINT BEING SITUATE ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 44°32'18" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 431.46 FEET; THENCE SOUTH 45°22'30" EAST, A DISTANCE OF 232.54 FEET; THENCE NORTH 44°32'26" EAST A DISTANCE OF 34.90 FEET; THENCE NORTH 45°27'34" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 44°32'26" EAST, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING OF SAID 15 FOOT ACCESS EASEMENT, SAID EASEMENT LYING 7.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COURSE NO. 1: NORTH 45°38'43" WEST, A DISTANCE OF 25.80 FEET; COURSE NO. 2 THENCE NORTH 44°21'17" EAST, A DISTANCE OF 142.12 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE, SAID POINT BEING SITUATE IN THE NORTHEASTERLY LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 4249, PAGE 651 AND THE SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS RECORDED IN OFFICIAL RECORDS BOOK 4249, PAGE 651 BOTH OF SAID PUBLIC RECORDS. SAID 15 FOOT ACCESS EASEMENT BEING BOUNDED BY A BEARING OF NORTH 44°32'26" EAST, PASSING THROUGH THE POINT OF BEGINNING AND BOUNDED BY THE SAID LASTMENTIONED LANDS PASSING THROUGH THE POINT OF TERMINUS.

CONTAINING 2517 SQUARE FEET, MORE OR LESS.



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N45°27'34"W
L2	15.00	N44°32'26"E
L3	15.00	S45°27'34"E
L4	15.00	S44°32'26"W

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

NOTES

1. Bearings are based on the S.E.L.Y. R/W LINE OF INTERNATIONAL GOLF PARKWAY (N44°32'18"E PER DEED).
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY).
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- ⊙ DENOTES FENCE
- ⊙ DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
- DENOTES IRON PIPE FOUND (NOTED)

DATE 12-10-18
 SCALE 1"=50'
 JOB No. ---
 F.B. ---
 page ---
 Comp. File BK GOLF PARK.dwg
 Drawn by WAM

RICHARD A. MILLER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 6701 BEACH BOULEVARD, SUITE 200
 JACKSONVILLE, FLORIDA 32216
 Fax (904) 721-5758
 Tele. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS DETERMINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, (formerly CHAPTER 51G17-4), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

BY: WILLIAM J. NELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.O.C.	Point of Commencement	E.Q.P.	Equipment
P.O.T.	Point of Termination	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.H.L.	Overhead Lines
R/W	Right of Way	(F.M.)	Field Measured
O.R.V.	Official Records Volume	R.E.	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	page	Ch.=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	Δ=	Delta or Central Angle equals
Easmt	Easement	I.P.	Iron Pipe
		Conc.	Concrete

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

15 FOOT X 15 FOOT UTILITY EASEMENT

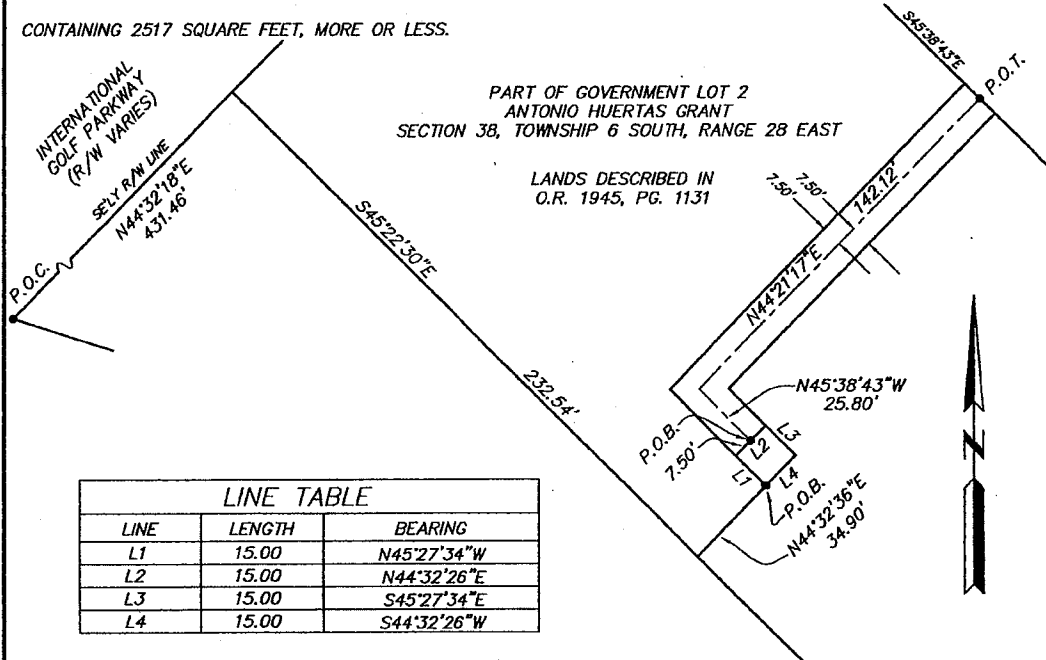
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- LEGEND**
- ⊙ DENOTES CONCRETE MONUMENT
 - x-x DENOTES FENCE
 - DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.
 - DENOTES IRON PIPE FOUND (NOTED)

DATE 12-10-16
 SCALE 1"=50'
 JOB No. _____
 F.B. _____
 page _____
 Comp. File BK GOLF PARK.dwg
 Drawn by WJM

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P.O.C.	Point of Commencement
P.O.T.	Point of Termination
P.R.C.	Point of Reverse Curvature
P.I.	Point of Intersection
R/W	Right of Way
O.E.V.	Official Records Volume
D.B.	Deed Book
Pg.	page
B.R.L.	Building Restriction Line
Easmt	Easement
ABBREVIATION	DEFINITION
L.B.	Licensed Business
R.L.S.	Registered Land Surveyor
J.E.A.	Jacksonville Electric Authority
E.O.P.	Equipment
A/C	Air Conditioner
C.A.T.V.	Cable Television
O.H.L.	Overhead Lines
F.M.	Field Measured
R.E.	Radius equals
L=	Arc Length equals
Ch.=	Chord Bearing & Distance equals
Δ =	Delta or Central Angle equals
I.P.	Iron Pipe
Conc.	Concrete

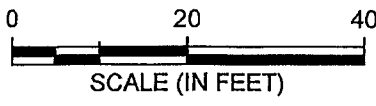
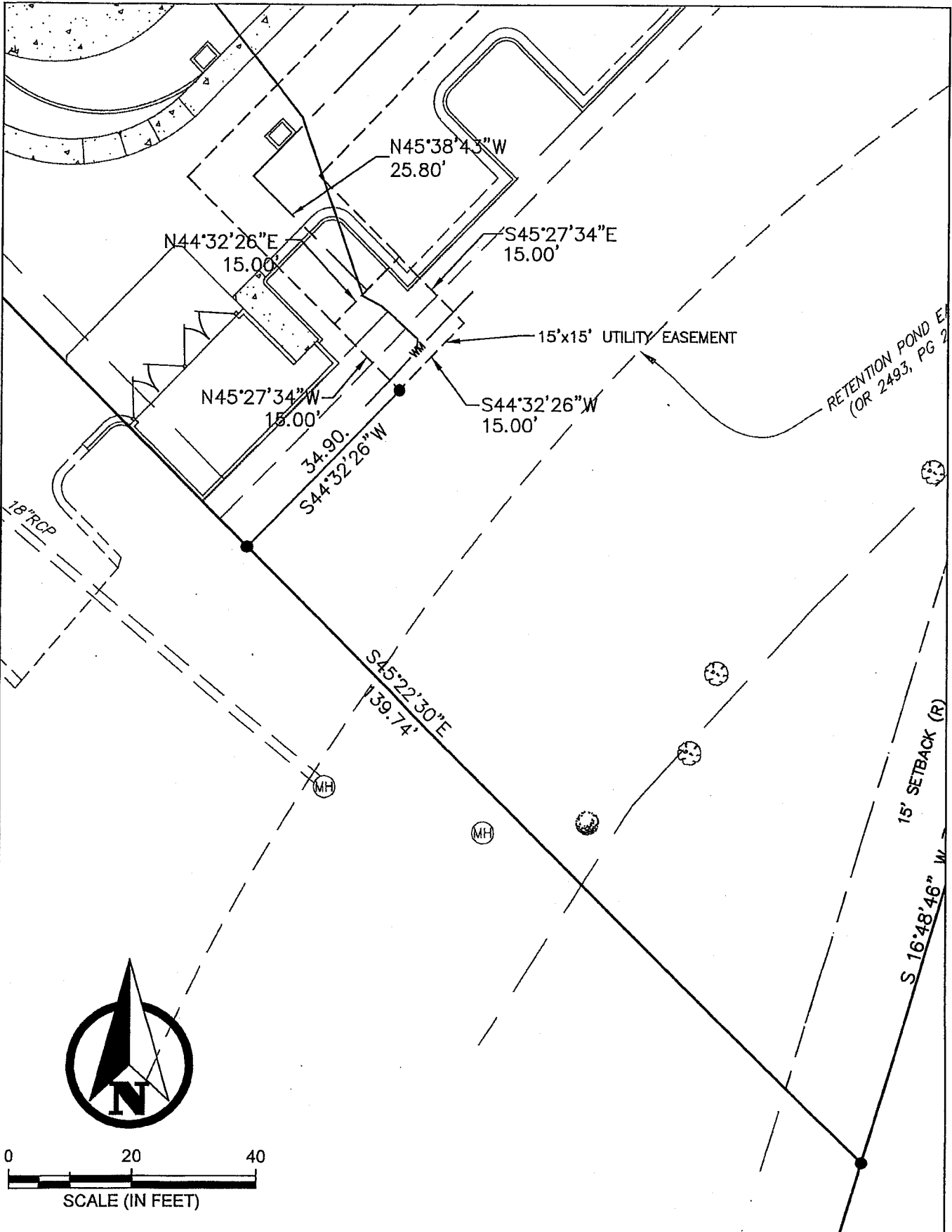
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BY: WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 5843

EXHIBIT "B"

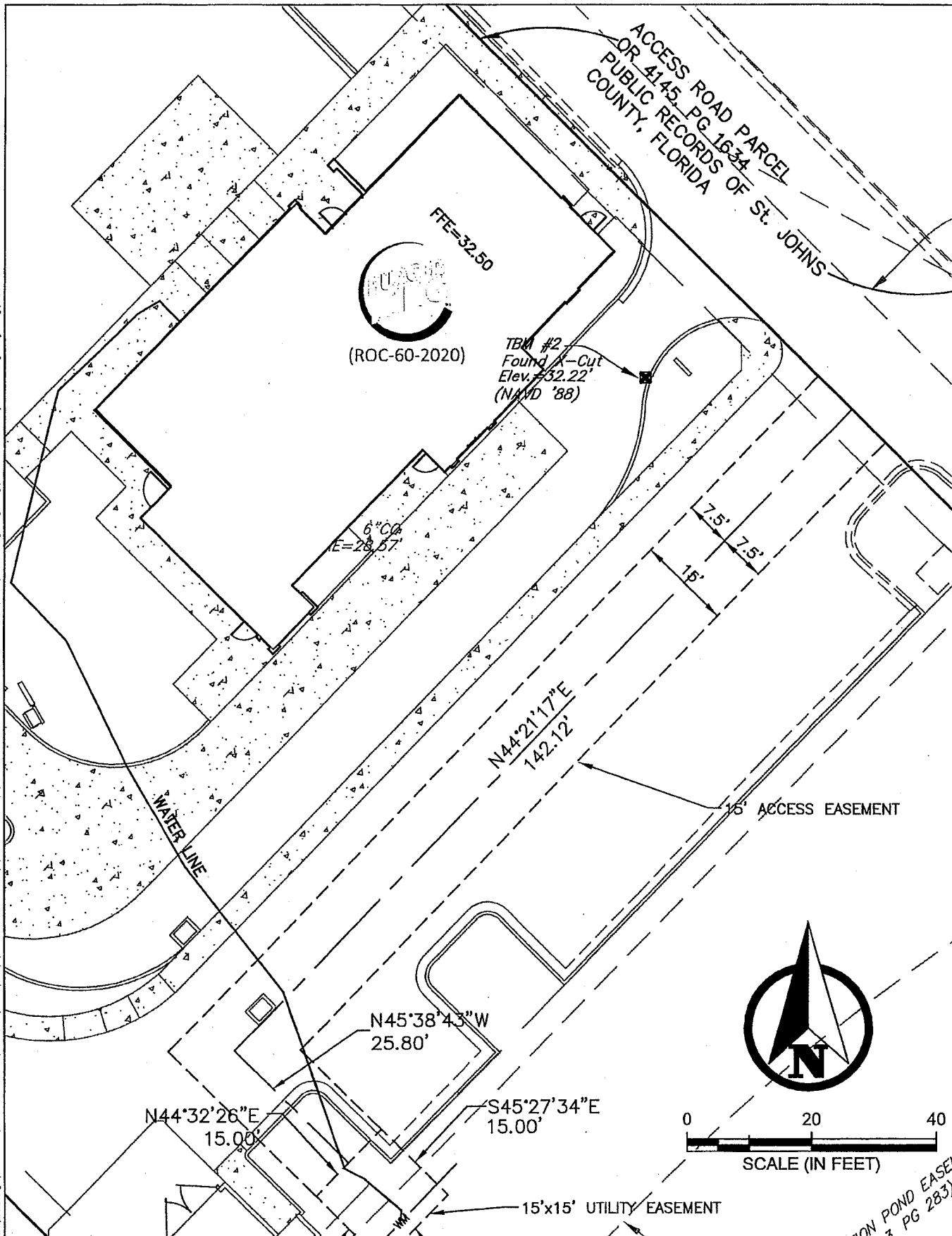
INGRESS/EGRESS AREA

Drawing name: I:\CESERVER\Shared Fields\Project\1509005 - BK - Inherant\Golf Park, St. Augustine\Caddis-Build\EASEMENT EXHIBIT.dwg CDS Dec 07, 2016 10:08am by: CraigCornelison
 This document, together with the associated and design, is intended only for the specific purpose and shall be void if any part of the information is not as shown. It is not to be used for any other purpose without the written consent of the engineer. The engineer's liability is limited to the work shown on this drawing and shall not be extended to any other work.



 CORNELISON ENGINEERING & DESIGN, INC. <small>© 2016 CORNELISON ENGINEERING & DESIGN, INC. 38039 OLD 5TH AVE, ZEPHYRHILLS, FLORIDA 33452 CERTIFICATE OF AUTHORIZATION 28928</small>	EXHIBIT A UTILITY EASEMENT	BURGER KING GOLF PARK CENTER	DATE 12/8/16	SHEET NUMBER A
			PROJECT NO. 1509005	

Drawing name: \\CEDSERVER\Shared\Projects\1509005 - BK - Intermitt Golf Pkwy, St. Augustine\Cadd\As-Built\AS-EASEMENT EXHIBIT.dwg C06 Dec 07, 2016 10:08am by: Craig Cornelison
 This document, together with the complete and design presented herein, is an instrument of service, is intended only for the specific purpose and shall not be construed as a warranty of any kind. The user of this document shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.




 CORNELISON ENGINEERING & DESIGN, INC. <small>© 2016 CORNELISON ENGINEERING & DESIGN, INC. 38038 OLD 5TH AVE, ZEPHYRHILLS, FLORIDA 33452 CERTIFICATE OF AUTHORIZATION 2828</small>	EXHIBIT B ACCESS EASEMENT	BURGER KING GOLF PARK CENTER	DATE	SHEET NUMBER
			12/6/16	B
PROJECT NO.			1509005	

EXHIBIT "B" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

Burger King @ Golf Park Center (COMM16-29)

VRE St. Augustine, LLC
1211 S. White Chapel Blvd,
Southlake TX, 76092

, (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 Burger King at Golf Park Center

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 30 of Nov, 2016

WITNESS:

Chantelle Marino
Witness Signature

Chantelle Marino
Print Witness Name

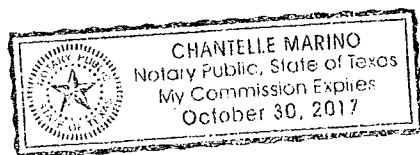
OWNER:

Jason Keen
Owner's Signature

Jason Keen
Print Owner's Name

State of Texas
County of Tarrant

The foregoing instrument was acknowledged before me this 30 day of November, 2016, by Jason Keen who is personally known to me or has produced N/A as identification.



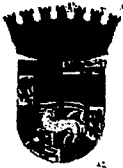
Chantelle Marino
Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values
EXHIBIT A

Project Name: Burger King @ Golf Park Center (COMM16-29)
 Contractor: CW Hayes Construction Company, Inc.
 Developer: VRE St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" service and meter box	Ea	1	\$ 700.00	\$ 700.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 700.00 -



St. Johns County Utility Department
 Asset Management
 Schedule of Values
 EXHIBIT A

Project Name: Burger King @ Golf Park Center (COMM16-29)
 Contractor: CW Hayes Construction Company, Inc.
 Developer: VRE St. Augustine, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
4" C900, DR-18, PURPLE, PC 235	LF	20	\$ 3.17 -	\$ 63.40 -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
24" X 4" TAPPING SLEVE	Ea	1	\$ 1177.00 -	\$ 1177.00 -
4" MJ RW TAPPING VALVE	Ea	1	\$ 565.00 -	\$ 565.00 -
2" GATE VALVE	Ea	1	\$ 37.63 -	\$ 37.63 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Services (Size and Type)				
1" SERVICE AND METER BOX	Ea	1	\$ 700.00 -	\$ 700.00 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Reuse System Cost	\$ 2,543.03 -



EXHIBIT "C" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

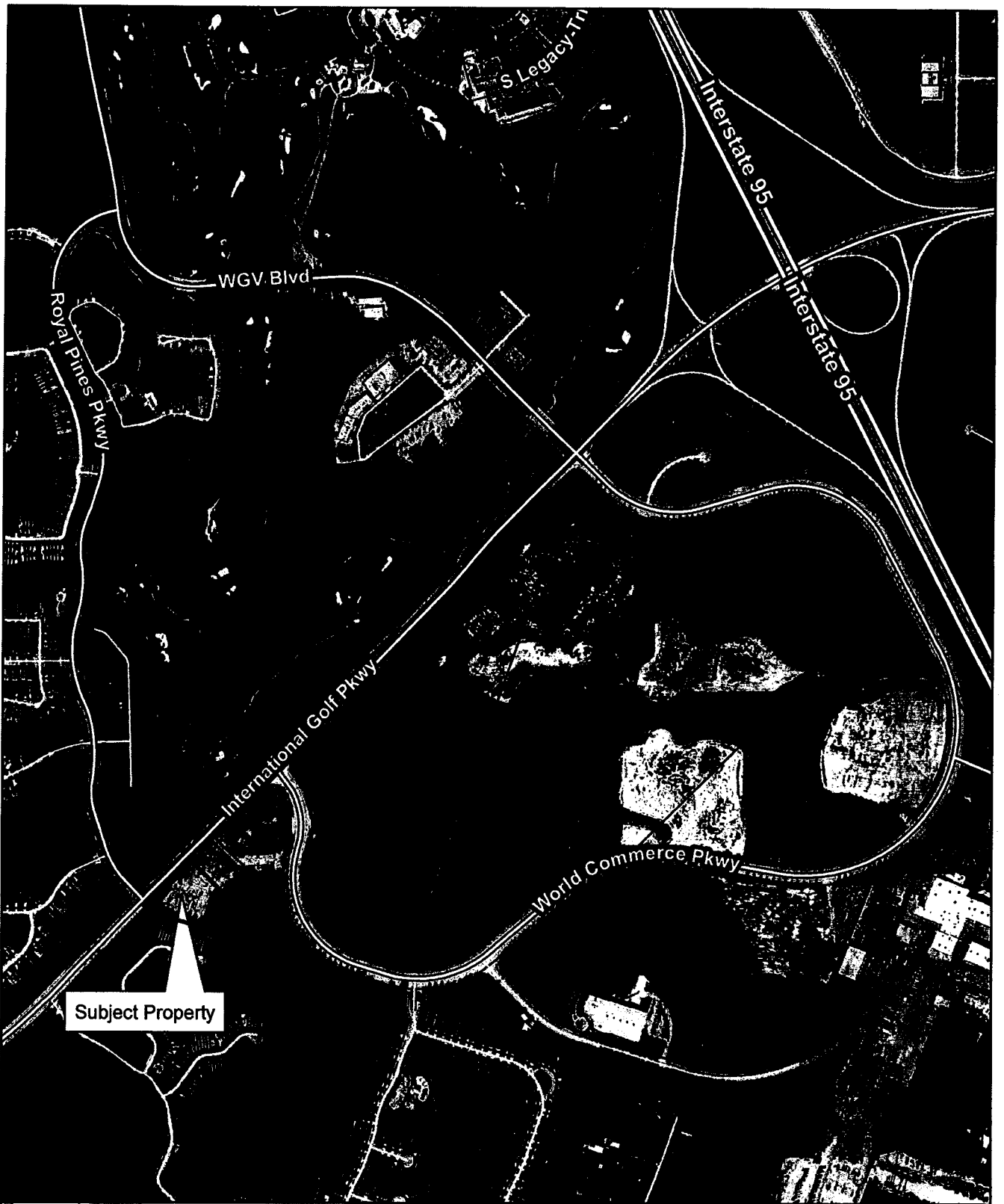
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Burger King at Golf Park Center
DATE: March 9, 2017

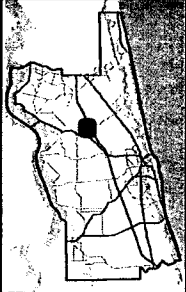
Please present the Easement, Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Burger King at Golf Park Center.

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.



Subject Property



2013 Aerial Imagery
 0 150300
 Feet
 April 19, 2017

**Easement for Utilities
 and Bill of Sale**

*Burger King at
 Golf Park Center*

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764

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 herein.

