

RESOLUTION NO. 2017- 162

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 LINES TO SERVE MURABELLA CROSSING PHASE 2 RETAIL BUILDING LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, NE Florida Capital Group, 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 lines to serve Murabella Crossing Phase 2 Retail Building located off State Road 16; and

WHEREAS, the water lines have been installed within public right-of-way therefore no utility easement is needed; 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.

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.

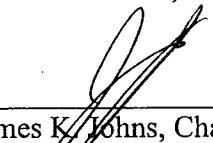
Section 2. The above described Bill of Sale and Schedule of Values attached hereto is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scriveners, 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.

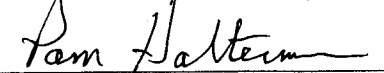
Section 4. The Clerk of Court is instructed to file the Bill of Sale and Schedule of Values in the public records of St. Johns County, Florida.

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

By: 
Deputy Clerk



RENDITION DATE 5/19/17

EXHIBIT "A" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for

Murabella Crossing II

NE Florida Capital Group, LLC, located at 320 N. 1st Street Suite 706 Jacksonville, FL 32250 (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 Schedule of Values as shown on Exhibit A for Murabella Crossing II.

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 22nd of Feb, 2017.

WITNESS:

Philip Militante
Witness Signature

PHILIP MILITANTE
Print Witness Name

OWNER:

Ranzy Bakkar
Owner's Signature

Ranzy Bakkar
Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 22nd day of February, 2017, by Ranzy Bakkar who is personally known to me or has produced _____ as identification.

Michelle L Guthrie
Notary Public





"Exhibit A"

St. Johns County Utility Department

Asset Management Schedule of Values

Project Name:

Murabella Crossing PH 2

Contractor:

BROWN & LUKE CONTRACTING COMPANY, INC.

Developer:

ASSET TYPE	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
(1)	Water Mains (Size, Type & Pipe Class)				
	2" HDPE Pipe	LF	10	\$ 200 -	\$ 2,000 -
		LF		\$ -	\$ -
		LF		\$ -	\$ -
		LF		\$ -	\$ -
		LF		\$ -	\$ -
		LF		\$ -	\$ -
(1)	Water Valves (Size and Type)				
	2" GV	Ea	5	\$ 600 -	\$ 3,000 -
	20" x 2" Tapping Sleeve	Ea	1	\$ 500 -	\$ 500 -
		Ea		\$ -	\$ -
		Ea		\$ -	\$ -
		Ea		\$ -	\$ -
(1)	Hydrant's Assembly (Size and Type)				
		Ea		\$ -	\$ -
		Ea		\$ -	\$ -
		Ea		\$ -	\$ -
(1)	Services (Size and Type)				
	1" Poly service w/curbstop & Meter Box	Ea	6	\$ 800 -	\$ 4,800 -
	2" Poly Service w/curbstop & Meter Box	Ea	1	\$ 1200 -	\$ 1,200 -
		Ea		\$ -	\$ -
		Ea		\$ -	\$ -
Total Water System Cost					\$ 11,500 -

Note: Asset Type (1) Water Pipeline and Appurtenances



EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

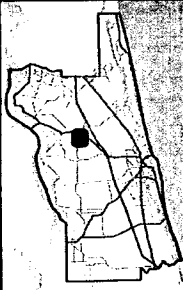
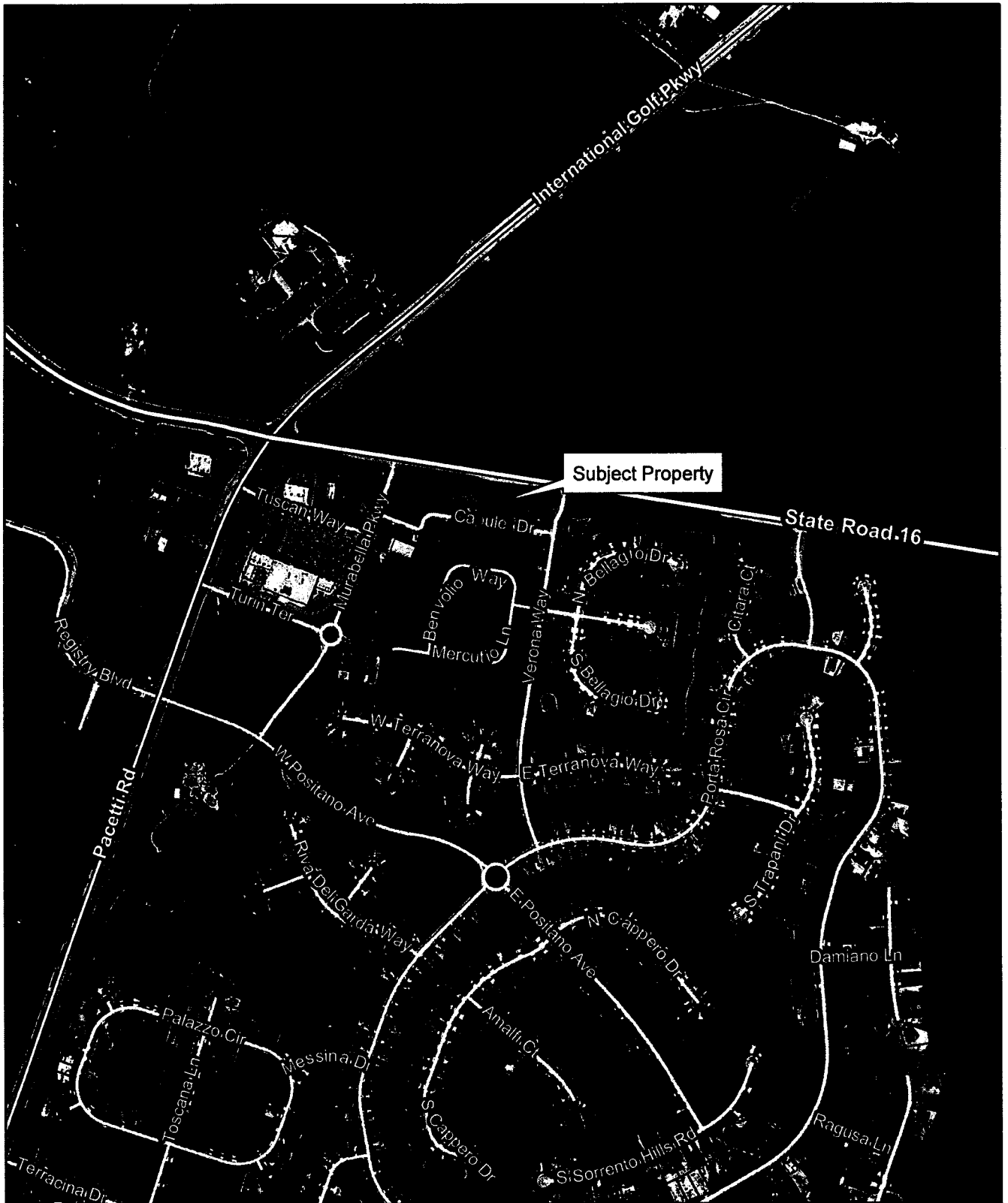
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Murabella Crossing Phase 2 – Retail Building
DATE: April 17, 2017

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Murabella Crossing Phase 2 – Retail Building.

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.



2013 Aerial Imagery
 0 150 300
 Feet
 April 19, 2017

Bill of Sale

Murabella Crossing II Retail Building

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 hereon.

