

RESOLUTION NO. 2017- 371

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEM TO SERVE INTERNATIONAL GOLF PARKWAY FOR BANNON LAKES LOCATED OFF INTERNATIONAL GOLF PARKWAY.**

**RECITALS**

**WHEREAS**, RREF III-P-EP Bannon Lakes JV, LLC, has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the reuse, water and sewer systems, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to serve International Golf Parkway for Bannon Lakes 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 "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.

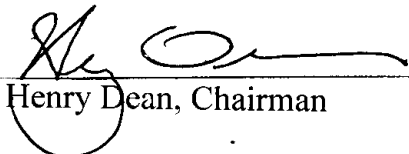
Section 2. The above described Bill of Sale and Schedule of Values attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

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

**PASSED AND ADOPTED** this 21<sup>st</sup> day of November 2017.

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

By:   
Henry Dean, Chairman

**ATTEST:** Hunter S. Conrad, Clerk

  
Deputy Clerk

**RENDITION DATE** 11/22/17



EXHIBIT "A" TO RESOLUTION



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

International Golf Parkway for Bannon Lakes

RREF III-P-EP Bannon Lakes JV, LLC 700 Ponte Vedra Lakes Blvd, Ponte Vedra Beach, FL 32082, (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:

~~International Golf Parkway for Bannon Lakes~~  
See Exhibit A

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.

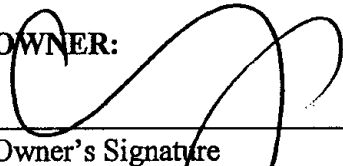
**IN WITNESS WHEREOF**, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 25<sup>th</sup> day of August 2017.

WITNESS:

  
\_\_\_\_\_  
Witness Signature

Andrea Frias  
\_\_\_\_\_  
Print Witness Name

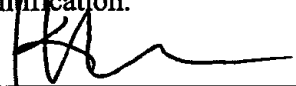
OWNER:

  
\_\_\_\_\_  
Owner's Signature

Anthony Seijas  
\_\_\_\_\_  
Print Owner's Name

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August, 2017, by Anthony Seijas who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public

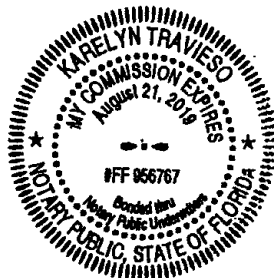


Exhibit A



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: International Golf Parkway for Bannan Lakes

Contractor: Vallencourt Construction Company Inc.

Developer: Eastland Partners LLC

| Asset Type                     | Item                                  | Unit | Quantity | Unit Cost    | Total Cost           |
|--------------------------------|---------------------------------------|------|----------|--------------|----------------------|
| (1)                            | Reuse Mains (Size, Type & Pipe Class) |      |          |              |                      |
|                                | 16" DR25                              | LF   | 90       | \$ 464.10    | \$ 41,768.70         |
|                                | 16" HDPE                              | LF   | 130      | \$ 546.03    | \$ 70,983.80         |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
| (1)                            | Reuse Valves (Size and Type)          |      |          |              |                      |
|                                |                                       |      |          |              | \$ -                 |
|                                | 16"x 16" Tapping Sleeve & Valve       | EA   | 1        | \$ 13,718.80 | \$ 13,718.80         |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
| (1)                            | Hydrants Assembly (Size and Type)     |      |          |              |                      |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
| (1)                            | Services (Size and Type)              |      |          |              |                      |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
|                                |                                       |      |          |              | \$ -                 |
| <b>Total Reuse System Cost</b> |                                       |      |          |              | <b>\$ 126,471.30</b> |

Exhibit A



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: International Golf Parkway for Bannon Lakes  
 Contractor: Vallencourt Construction Company Inc.  
 Developer: Eastland Partners LLC

| Item   | Unit | Quantity | Unit Cost | Total Cost          |
|--|------|----------|-----------|---------------------|
| <b>Force Mains (Size, Type &amp; Pipe Class)</b>   |      |          |           |                     |
| 10" DR18   | LF   | 80       | \$ 257.43 | \$ 20,594.40        |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
| <b>Sewer Valves (Size and Type)</b>                |      |          |           |                     |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
| <b>Gravity Mains (Size, Type &amp; Pipe Class)</b> |      |          |           |                     |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
| <b>Laterals (Size and Type)</b>                    |      |          |           |                     |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
| <b>Manholes (Size and Type)</b>                    |      |          |           |                     |
| Type A   |      |          |           |                     |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
| Type B   |      |          |           |                     |
|  |      |          | \$        | -                   |
|  |      |          | \$        | -                   |
| <b>Lift Station</b>                                |      |          |           |                     |
| Mechanical Equipment                               | LS   | 1        |           |                     |
| Process Piping                                     | LS   | 1        |           |                     |
| Process Structure                                  | LS   | 1        |           |                     |
| Process Electrical Equipment                       | LS   | 1        |           |                     |
| Other Improvements                                 | LS   | 1        |           |                     |
|  |      |          | \$        | -                   |
| <b>Total Sewer System Cost</b>                     |      |          |           | <b>\$ 20,594.40</b> |



St. Johns County Utility Department

Asset Mangement

Schedule of Values

Project Name: International Golf Parkway for Bannon Lakes

Contractor: Vallencourt Construction Company Inc.

Developer: Eastland Partners LLC

| Asset Type                     | Item     | Unit | Quantity | Unit Cost | Total Cost          |
|--------------------------------|----------|------|----------|-----------|---------------------|
|                                | 16" DR25 | LF   | 80       | \$ 291.13 | \$ 23,290.36        |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
|                                |          |      |          |           | \$ -                |
| <b>Total Water System Cost</b> |          |      |          |           | <b>\$ 23,290.36</b> |

Note: Asset Type (1) Water Pipeline and Appurteances



EXHIBIT "B" TO RESOLUTION

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

Utility Department

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INTEROFFICE MEMORANDUM

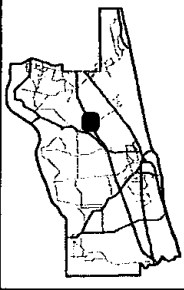
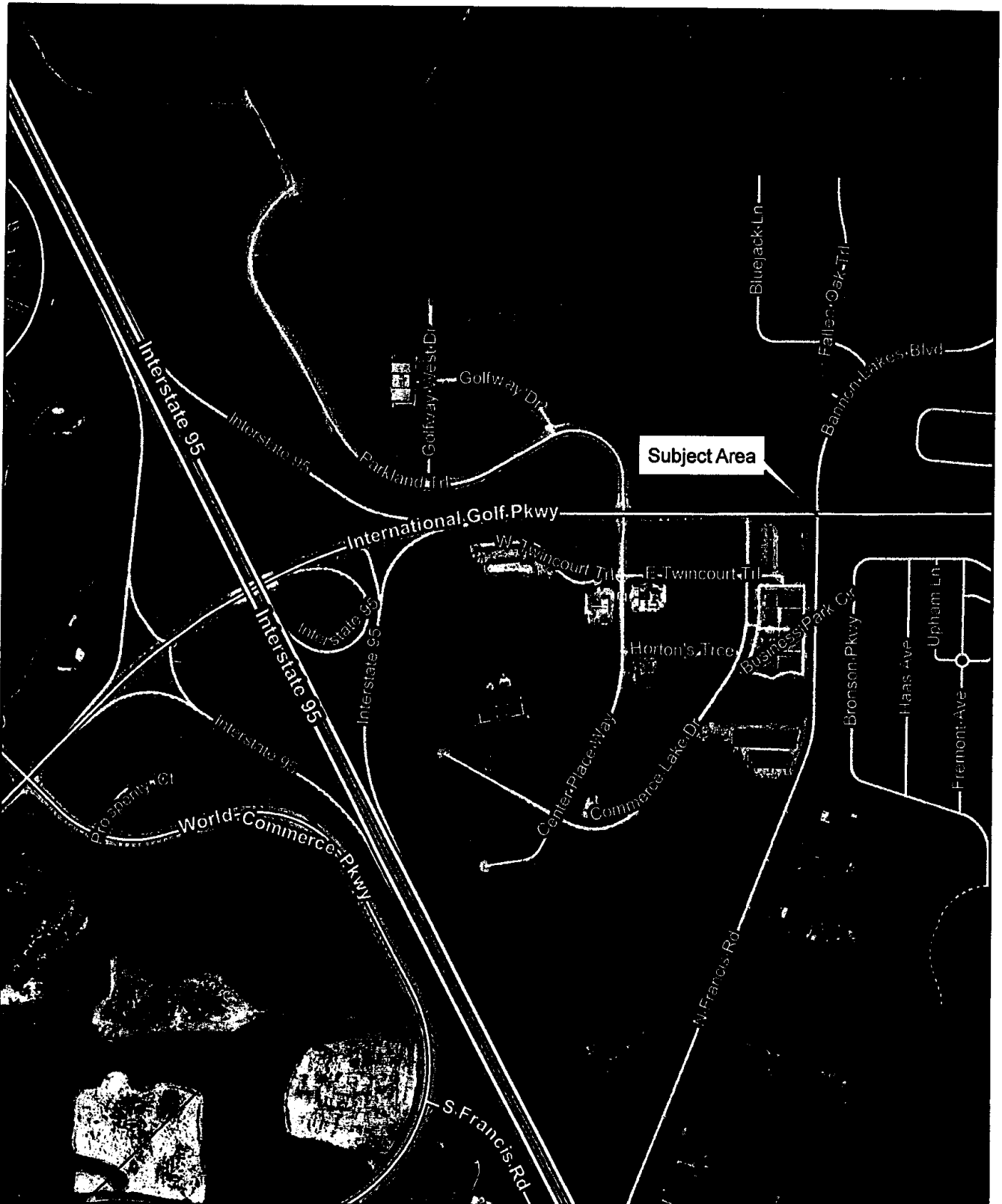
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: IGP for Bannon Lakes  
DATE: October 11, 2017

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of IGP for Bannon Lakes.

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  
 0 250 500  
 Feet  
 October 17, 2017

**Bill of Sale**  
*International Golf Parkway  
 for Bannon Lakes*

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.

