

RESOLUTION NO. 2018-350

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE VERANDA BUILDING D LOCATED OFF A1A N.**

**RECITALS**

**WHEREAS**, Veranda IV Partners, LTD, 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 systems to serve Veranda Building D located off A1A N; and

**WHEREAS**, 4K Construction, Inc., has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Veranda Building D, attached hereto as Exhibits "B" and "C", incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D", 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, Final Release of Lien, and Warranty, 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 Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 16 day of October, 2018.

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

By:   
Henry Dean, Chair

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

  
Deputy Clerk

**RENDITION DATE** 10/18/18





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

**VERANDA BUILDING D - COMM 17-18**

Veranda IV Partners, LTD. 818 A1A North, Suite 300, 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:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Veranda Building D COMM 17-18"

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 1<sup>st</sup> of May 2018

WITNESS:

Arik Dally  
Witness Signature

Arik Gillespie  
Print Witness Name

OWNER:

[Signature]  
Owner's Signature

Donis Horne  
Print Owner's Name

State of Florida  
County of St Johns

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of May, 2018, by Donis Horne who is personally known to me or has produced \_\_\_\_\_ as identification.



Karol D Horne  
Notary Public



EXHIBIT "A" TO BILL OF SALE  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Veranda-Building D-COMM 17-18  
 Contractor: 4K Construction, Inc.  
 Developer: Veranda IV Partners, LTD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR18 Pipe	LF	80	\$ 96.00	\$ 7,680.00
6" DR18 Pipe	LF	80	\$ 68.00	\$ 5,440.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" Tapping Valve	Ea	2	\$ 2,850.00	\$ 5,700.00
6" Tapping Valve	Ea	1	\$ 2,450.00	\$ 2,450.00
6" MJ Valve	Ea	2	\$ 750.00	\$ 1,500.00
6" Inserta Valve	Ea	1	\$ 6,250.00	\$ 6,250.00
4" Inserta Valve	Ea	1	\$ 5,150.00	\$ 5,150.00
<b>Hydrants Assembly (Size and Type)</b>				
5 1/4" Fire Hydrant	Ea	1	\$ 2,670.00	\$ 2,670.00
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" P.E. Tubing	Ea	1	\$ 1,100.00	\$ 1,100.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>			\$	<b>37,940.00</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Veranda-Building D-COMM 17-18  
 Contractor: 4K Construction, Inc.  
 Developer: Veranda IV Partners LTD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR35 Pipe	EA	1	\$ 600.00	\$ 600.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA	1	\$ 4,450.00	\$ 4,450.00
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>			\$	<b>5,050.00</b>

EXHIBIT "B" TO RESOLUTION



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$42,990.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 4/23/2018 to Veranda IV Partners, LTD to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Veranda Building D – COMM 17-18” 824 A1A North, Ponte Verda Beach, FL, 32082

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

**IN WITNESS WHEREOF**, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 23 of April, 2018.

**WITNESS:**

**OWNER:**

Amy Jones  
Witness Signature

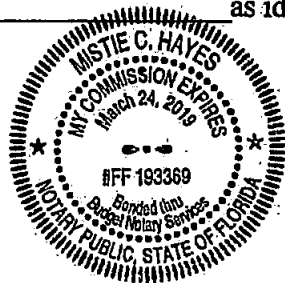
Robert M Klem  
Lienor's Signature

Amy Jones  
Print Witness Name

Robert M Klem, President  
Print Lienor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2018, by Robert M Klem who is personally known to me or has produced \_\_\_\_\_ as identification.



Mistie C Hayes  
Notary Public



EXHIBIT "A" TO FINAL RELEASE OF LIEN

**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Veranda-Building D-COMM 17-18  
 Contractor: 4K Construction, Inc.  
 Developer: Veranda IV Partners, LTD

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5 1/4" Fire Hydrant	Ea	1	\$ 2,670.00	\$ 2,670.00
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			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" P.E. Tubing	Ea	1	\$ 1,100.00	\$ 1,100.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 37,940.00</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Veranda-Building D-COMM 17-18  
 Contractor: 4K Construction, Inc.  
 Developer: Veranda IV Partners LTD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR35 Pipe	EA	1	\$ 600.00	\$ 600.00
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8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA	1	\$ 4,450.00	\$ 4,450.00
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>			\$ -	\$ -
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 5,050.00</b>



EXHIBIT "C" TO RESOLUTION



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: April 20<sup>th</sup>, 2018

Project Title: Veranda-Building D-COMM  
17-18

St. Johns County, Florida

FROM: 4K Construction, Inc.  
6927 Distribution Ave S  
Jacksonville, FL 32256

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

**Contractor:**

  
Contractor's Signature

Robert M Klem, President  
Print Contractor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April 2018, by Robert M Klem, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Notary Public

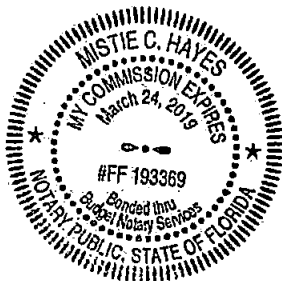


EXHIBIT "D" TO RESOLUTION



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

Utility Department

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INTEROFFICE MEMORANDUM

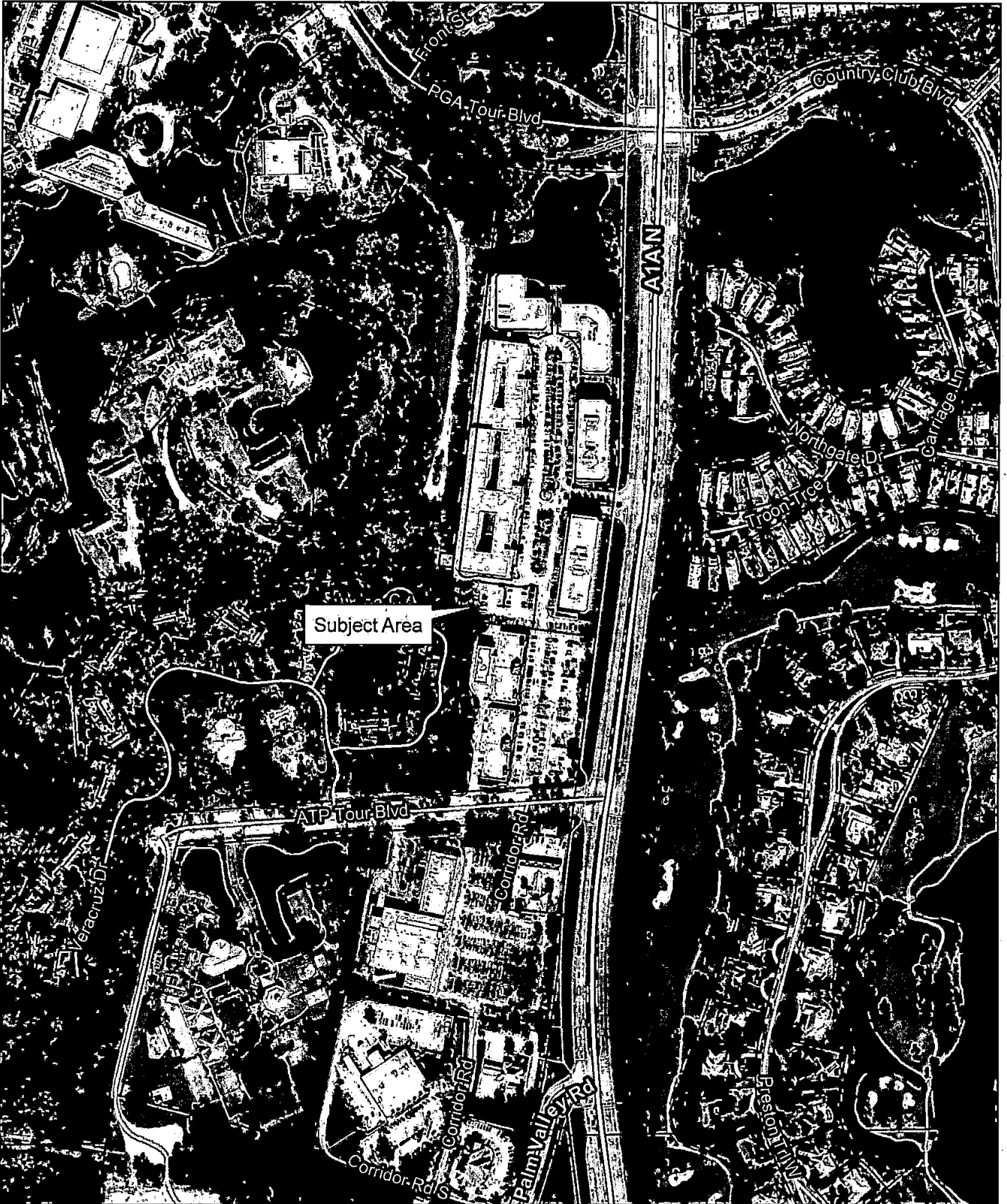
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Veranda Building D  
DATE: August 13, 2018

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty and to the Board of County Commissioners (BCC) for final approval and acceptance of Veranda Building D.

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.



  
 2016 Aerial Imagery  
 0 200 400  
 Feet  
 September 5, 2018

**Bill of Sale, Final Release  
 of Lien, and Warranty**  
  
*Veranda Building D*

**Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782**  
  
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.

