

**RESOLUTION NO. 2019- 362**

**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 FARAH & FARAH LOCATED ON US HIGHWAY 1 SOUTH.**

**RECITALS**

**WHEREAS**, 3100 US Highway 1 South, 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 systems to serve Farah & Farah located on US Highway 1 South; and

**WHEREAS**, Burney's Septic Tank Service, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Farah & Farah located on US Highway 1 South, 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 15<sup>th</sup> day of October, 2019.

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

By: Paul M. Waldron  
Paul M. Waldron, Chair

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

Sam Halterman  
Deputy Clerk

**RENDITION DATE** 10/12/19

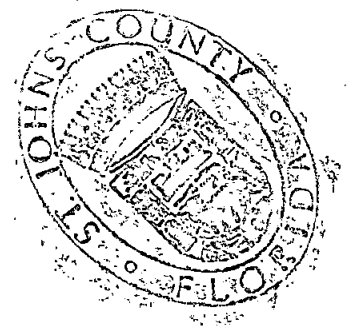


Exhibit "A" to Resolution



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

**Eddie Farah Office**

3100 US Highway 1 South, LLC, 10 W Adams St 3<sup>rd</sup> Floor, Jacksonville, FL (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 EDDIE FARAH OFFICE"

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 6 of Aug. 2018

WITNESS:

Hope Tallon  
Witness Signature

Hope E Tallon  
Print Witness Name

OWNER:

Eddie Farah  
Owner's Signature

Eddie Farah  
Print Owner's Name

State of Florida  
County of DUNN

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August, 2018, by Eddie Farah who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

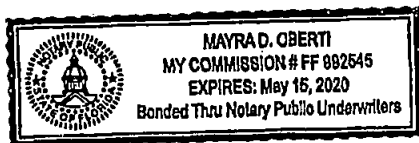




Exhibit "A" to Bill of Sale  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name:	Farah & Farah
Contractor:	Burney's Septic Tank Service, Inc.
Developer:	DiMare

Water Mains (Size, Type & Pipe Class)	UNIT	QUANTITY	UNIT COST	TOTAL COST
6" C-900 DR-18 PVC Blue	LF	20	\$ 4.03	\$ 80.60
1" Blue Poly Line	LF	10	\$ 0.43	\$ 4.30
2" Blue Poly Line	LF	5	\$ 1.60	\$ 8.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8"x2" Saddle with Valve	Ea	1	\$ 384.51	\$ 384.51
8"x6" Saddle with Valve	Ea	2	\$ 1,193.65	\$ 2,387.30
2" Heavy Duty Gate Valve	Ea	4	\$ 313.18	\$ 1,252.72
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5-1/4 VO 129T Hydrant	Ea	1	\$ 1,388.00	\$ 1,388.00
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
1" Water Services	Ea	4	\$ 275.15	\$ 1,100.60
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 6,606.03</b>



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

Project Name: Farah & Farah  
 Contractor: Burney's Septic Tank Service, Inc.  
 Developer: DiMare Construction

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
12" x 2" Epoxy / SS Saddle	LF	1	\$ 104.00	\$ 104.00
2" Gate Valve with Valve Box	LF	1	\$ 250.00	\$ 250.00
	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>				
	EA		\$ -	\$ -
	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		\$ -	\$ -
> 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>\$ 354.00</b>

Exhibit "B" to Resolution

**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**



The undersigned lienor, in consideration of the sum \$6,960.03 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 1/1/2018 to DiMare Construction, to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR Farah & Farah – 3100 US 1 S St. Augustine, FL 32086

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 16 of AUG. 2019.

**WITNESS:**

Loretta Taylor  
Witness Signature

Loretta Taylor  
Print Witness Name

**OWNER:**

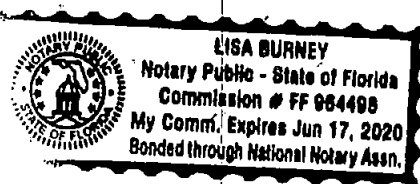
Keith Burney  
Lienor's Signature

Keith Burney  
Print Lienor's Name

State of FL  
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 16 day of AUGUST, 2019, by Keith Burney who is personally known to me or has produced \_\_\_\_\_ as identification.

Lisa Burney  
Notary Public



original



Exhibit "A" to Final Release of Lien  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Farah & Farah  
 Contractor: Burney's Septic Tank Service, Inc.  
 Developer: DiMare

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<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
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<b>Hydrants Assembly (Size and Type)</b>				
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<b>Services (Size and Type)</b>				
1" Water Services	Ea	4	\$ 275.15	\$ 1,100.60
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 6,606.03</b>



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

Project Name: Farah & Farah  
 Contractor: Burney's Septic Tank Service, Inc.  
 Developer: DiMare Construction

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	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>				
	EA		\$ -	\$ -
	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		\$ -	\$ -
> 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>\$ 354.00</b>



Exhibit "C" to Resolution



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: August 6, 2018

Project Title: Farah & Farah  
St. Johns County, Florida

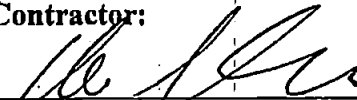
FROM: Burney's Septic Tank Service, Inc  
24 Pellicer Lane  
Saint Augustine, FL 32084

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

Keith Burney  
\_\_\_\_\_  
Print Contractor's Name

State of FLORIDA  
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, 2018, by Keith Burney who is (personally known) to me or has produced \_\_\_\_\_ as identification.

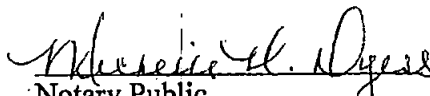
  
\_\_\_\_\_  
Notary Public



Exhibit "D" to Resolution



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

Utility Department

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**INTEROFFICE MEMORANDUM**

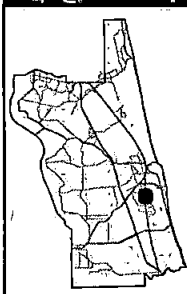
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Eddie Farah Office (Farah & Farah)  
DATE: August 21, 2019

Please present the Bill of Sale, Schedule of Values, Release of Lien, Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Eddie Farah Office (Farah & Farah).

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

0 112.5 225 450  
Feet

Date: 8/5/2019

**Bill of Sale, Schedule  
of Values, Final  
Release of Lien,  
and Warranty**

**3100 S Highway 1 South**

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 hereon.

