

RESOLUTION NO. 2019- 378

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 PANERA BREAD CAFÉ AT PV POINT SHOPPING CENTER LOCATED OFF A1A NORTH.

RECITALS

WHEREAS, IMA Ponte Vedra, Ltd., a Florida limited partnership 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 Panera Bread Café located off A1A North; and

WHEREAS, Walding Contracting, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Panera Bread Café 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 5th day of November, 2019.

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

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

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman
Deputy Clerk

RENDITION DATE 11/6/19

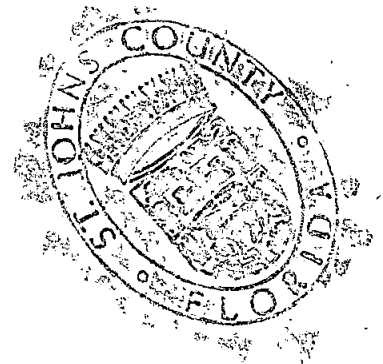


Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS.
for
PANERA BREAD

IMA PONTE VEDRA, LTD., 2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134, (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 PANERA BREAD CAFÉ AT PV POINT SHOPPING 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 22 of July, 2019.

WITNESS:

OWNER: IMA Ponte Vedra, Ltd.
By: IMA Ponte Vedra, Inc., General Partner

Ronald MARINO
Witness Signature

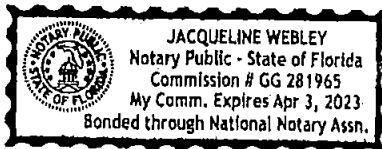
[Signature]
Owner's Signature

Ronald MARINO
Print Witness Name

Ralph Sheppard, Director
Print Owner's Name

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 22 day of July, 2019, by RALPH SHEPPARD who is personally known to me or has produced _____ as identification.



[Signature]



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

Project Name:	PANERA BREAD CAFÉ AT PV POINT SHOPPING CENTER
Contractor:	WALDING CONTRACTING, INC
Developer:	IMA PONTE VEDRA, LTD

UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)			
2" WATER BLUE PE 250PSI	97	\$ 1.60	\$ 155.20
2" SJC WATER ASSM.	1	\$ 714.00	\$ 714.00
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Water Valves (Size and Type)			
2" GATE VALVE	1	\$ 209.00	\$ 209.00
12x2 IP SDL 4846A	1	\$ 105.00	\$ 105.00
SS 2x4 NIPPLE	1	\$ 50.00	\$ 50.00
		\$ -	\$ -
		\$ -	\$ -
Hydrants Assembly (Size and Type)			
	Ea	\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Sevices (Size and Type)			
	Ea	\$ -	\$ -
	Ea	\$ -	\$ -
	Ea	\$ -	\$ -
		\$ -	\$ -
Total Water System Cost			\$ 1,233.20



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: PANERA BREAD CAFÉ AT PV POINT SHOPPING CENTER
 Contractor: WALDING CONTRACTING, INC
 Developer: IMA PONTE VEDRA, LTD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
6" SDR 26 HW SEWER PIPE	LF	64 LF	\$ 2.80	\$ 179.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 179.20



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$1,412.40 (one thousand four hundred and twelve dollars and forty cents) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 7/19/2019 to IMA PONTE VEDRA, LTD to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR PANERA BREAD CAFÉ AT PV POINT SHOPPING CENTER

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 ___ of ___, ___.

WITNESS:

[Signature]
Witness Signature

Greg Baker
Print Witness Name

OWNER:

[Signature]
Lienor's Signature

Mike Walding
Print Lienor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 22 day of July, 2019 by Greg Baker who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

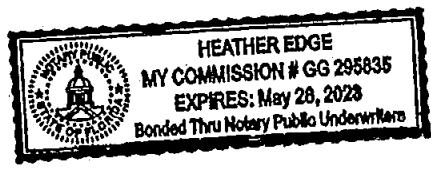




Exhibit "A" to Final Release of Lien
St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: PANERA BREAD CAFÉ AT PV POINT SHOPPING CENTER
 Contractor: WALDING CONTRACTING, INC
 Developer: IMA PONTE VEDRA, LTD

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" WATER BLUE PE 250PSI	LF	97	\$ 1.60	\$ 155.20
2" SJC WATER ASSM.	LF	1	\$ 714.00	\$ 714.00
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SS 2x4 NIPPLE	Ea	1	\$ 50.00	\$ 50.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost			\$	1,233.20



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	<u>PANERA BREAD CAFÉ AT PV POINT SHOPPING CENTER</u>
Contractor:	<u>WALDING CONTRACTING, INC</u>
Developer:	<u>IMA PONTE VEDRA, LTD</u>

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 179.20



WARRANTY
UTILITY IMPROVEMENTS

Date: 7/19/19

Project Title: PANERA BREAD CAFÉ AT
PV POINT SHOPPING CENTER

FROM: Walding Contracting, Inc.
5646 Summerall Road
Jacksonville, FL 32216

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:

Mike Walding
Contractor's Signature

Mike Walding
Print Contractor's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 22 day of July, 2019 by Mike Walding who is, personally known to me or has produced _____ as identification.

Heather Edge
Notary Public



Exhibit "D" to Resolution



St. Johns County Board of County Commissioners

Utility Department

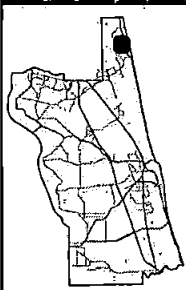
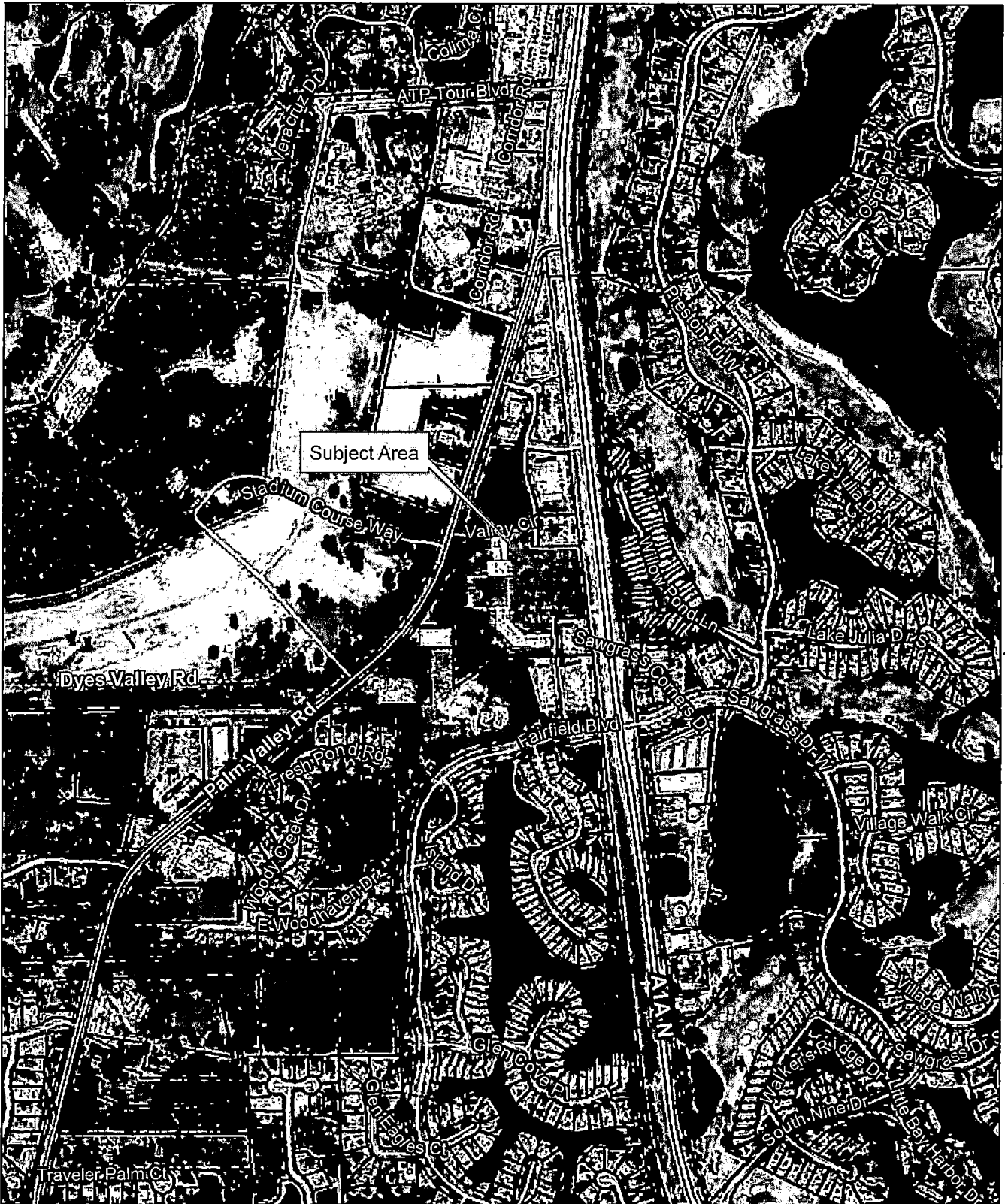
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Panera Bread Café @ PV Point Shopping Center
DATE: September 10, 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 Panera Bread Café @ PV Point Shopping 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.



2016 Aerial Imagery
 0 170 340 680
 Feet
 Date: 9/27/2019

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

**Panera Bread Cafe' at
 PV Point Shopping Center**

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.

