

RESOLUTION NO. 2020- 381

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 WATER AND SEWER SYSTEMS TO SERVE ST. MARKS INDUSTRIAL PARK PHASE 1A LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, St. Marks Industrial, 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 St. Marks Industrial Park Phase 1A located off International Golf Parkway; and

WHEREAS, Jax Utilities Management, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at St. Marks Industrial Park Phase 1A located off International Golf Parkway, 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.

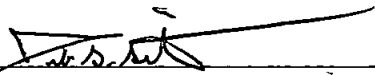
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 6th day of October, 2020.

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

By: 
Jeb S. Smith, Chair

ATTEST: Brandon J. Patty, Clerk of
the Circuit Court & Comptroller



Deputy Clerk

RENDITION DATE 10/8/20





BILL OF SALE
UTILITY IMPROVEMENTS
for

ST. MARKS INDUSTRIAL PARK PHASE ONE

ST. MARKS INDUSTRIAL, LLC, 701 Market Street, St. Augustine, FL, 32095 (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 St. Marks Industrial Park

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 30th of Jan, 2020

WITNESS:

[Signature]
Witness Signature

Tyler Smith
Print Witness Name

OWNER:

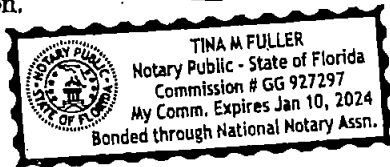
[Signature]
Owner's Signature

Glenn C. Smith
Print Owner's Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 30th day of January, 2020, by Glenn C. Smith who is personally known to me or has produced _____ as identification.

✓ physical presence



[Signature]
Notary Public



Exhibit "A" to Bill of Sale
St. Johns County Utility Department

Schedule of Values
"EXHIBIT A"

Project Name: ST. MARKS INDUSTRIAL PARK
Contractor: JAX UTILITIES MANAGEMENT, INC.
Developer: ST. MARKS INDUSTRIAL, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
10" DR 11	LF	65	\$ 145.00	\$ 9,425.00
8" DR 18	LF	22	\$ 63.00	\$ 1,386.00
6" DR 18	LF	0	\$ -	\$ -
4" DR 18	LF	0	\$ -	\$ -
2" DR 9	LF	28	\$ 18.00	\$ 504.00
Water Valves (Size and Type)				
8" TAPPING VALVE	Ea	1	\$ 4,800.00	\$ 4,800.00
	Ea	0	\$ -	\$ -
8" GATE VALVE	Ea	1	\$ 2,000.00	\$ 2,000.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	Ea	0	\$ -	\$ -
FLUSH HYDRANT	Ea	0	\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" WATER SERVICE	Ea	1	\$ 1,780.00	\$ 1,780.00
DOUBLE 1" SERVICE	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 19,895.00



St. Johns County Utility Department
Asset Management
Schedule of Values
"EXHIBIT A"

Project Name: ST. MARKS INDUSTRIAL PARK
 Contractor: JAX UTILITIES MANAGEMENT, INC.
 Developer: ST. MARKS INDUSTRIAL, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
8" DR 18	LF	0	\$ -	\$ -
4" DR 18	LF	28	\$ 40.00	\$ 1,120.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" TAPPING VALVE	Ea	1	\$ 3,500.00	\$ 3,500.00
4" GATE VALVE	Ea	1	\$ 1,600.00	\$ 1,600.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
2" Low Pressure Services	EA	0	\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	0	\$ -	\$ -
6-8 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type A	EA	0	\$ -	\$ -
10-12 foot deep Type A	EA	0	\$ -	\$ -
> 12 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type B	EA	0	\$ -	\$ -
10-12 foot deep Type B	EA	0	\$ -	\$ -
4-6 foot deep Type B	EA	0	\$ -	\$ -
6-8' foot deep Type B	EA	0	\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
			Total Sewer System Cost	\$ 6,220.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

ST. MARKS INDUSTRIAL PARK PHASE ONE

The undersigned lienor, in consideration of the sum \$ 26,115.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through January 24, 2020 to ST. MARKS INDUSTRIAL, LLC to the following described property:

See Exhibit "A" Schedule of Values for St. Marks Industrial Park

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 24nd of January, 2020.

WITNESS:

Ellen Tilley
Witness Signature

Ellen Tilley
Print Witness Name

OWNER:

Thomas R. Johns
Lienor's Signature

THOMAS R. JOHNS
Print Lienor's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 24th day of January, 2020, by THOMAS R. JOHNS who is personally known to me.

physical presence

Kimberly A. Baum
Notary Public

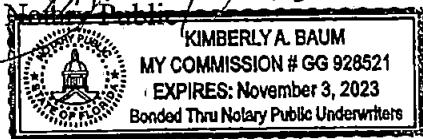




Exhibit "A" to Final Release of Lien
St. Johns County Utility Department

Schedule of Values
"EXHIBIT A"

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Contractor: JAX UTILITIES MANAGEMENT, INC.
Developer: ST. MARKS INDUSTRIAL, LLC

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6" DR 18	LF	0	\$ -	\$ -
4" DR 18	LF	0	\$ -	\$ -
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8" TAPPING VALVE	Ea	1	\$ 4,800.00	\$ 4,800.00
	Ea	0	\$ -	\$ -
8" GATE VALVE	Ea	1	\$ 2,000.00	\$ 2,000.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Hydrants Assembly (Size and Type)				
6" FIRE HYDRANT	Ea	0	\$ -	\$ -
FLUSH HYDRANT	Ea	0	\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" WATER SERVICE	Ea	1	\$ 1,780.00	\$ 1,780.00
DOUBLE 1" SERVICE	Ea	0	\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 19,895.00



St. Johns County Utility Department
Asset Management
Schedule of Values
"EXHIBIT A"

Project Name: ST. MARKS INDUSTRIAL PARK
 Contractor: JAX UTILITIES MANAGEMENT, INC.
 Developer: ST. MARKS INDUSTRIAL, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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8" DR 18	LF	0	\$ -	\$ -
4" DR 18	LF	28	\$ 40.00	\$ 1,120.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
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4" TAPPING VALVE	Ea	1	\$ 3,500.00	\$ 3,500.00
4" GATE VALVE	Ea	1	\$ 1,600.00	\$ 1,600.00
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
	Ea	0	\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26	LF	0	\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
2" Low Pressure Services	EA	0	\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep Type A	EA	0	\$ -	\$ -
6-8 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type A	EA	0	\$ -	\$ -
10-12 foot deep Type A	EA	0	\$ -	\$ -
> 12 foot deep Type A	EA	0	\$ -	\$ -
8-10 foot deep Type B	EA	0	\$ -	\$ -
10-12 foot deep Type B	EA	0	\$ -	\$ -
4-6 foot deep Type B	EA	0	\$ -	\$ -
6-8' foot deep Type B	EA	0	\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum	0	\$ -	\$ -
Process Piping	Lump Sum	0	\$ -	\$ -
Process Structure	Lump Sum	0	\$ -	\$ -
Process Electrical Equipment	Lump Sum	0	\$ -	\$ -
Other Improvements	Lump Sum	0	\$ -	\$ -
			Total Sewer System Cost	\$ 6,220.00



WARRANTY
UTILITY IMPROVEMENTS

Date: January 23, 2020
Project Title: ST. MARKS INDUSTRIAL PARK PHASE ONE
St. Johns County, Florida

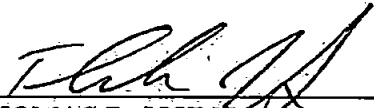
FROM: JAX UTILITIES MANAGEMENT, INC.
P.O. BOX 6898
JACKSONVILLE, FLORIDA 32236

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.

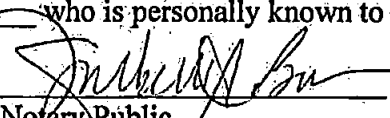
Contractor: JAX UTILITIES MANAGEMENT, INC.


THOMAS R. JOHNS

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 24th day of January, 2020, by THOMAS R. JOHNS who is personally known to me.

physical presence


Notary Public

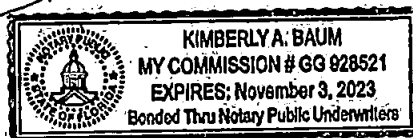


Exhibit "D" to Resolution



St. Johns County Board of County Commissioners

Utility Department

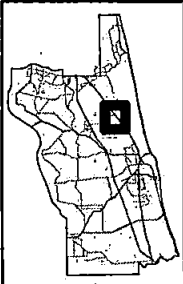
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: St. Marks Industrial Park Phase 1A
DATE: August 12, 2020

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of St. Marks Industrial Park Phase 1A.

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.



2019 Aerial Imagery
 0 550 1,100 2,200
 Feet
 Date: 9/12/2020

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

St. Marks Industrial Park Phase 1A

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.

