

RESOLUTION NO. 2022- 2

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE 1470 LIGHTSEY ROAD LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, Lightsey Road Properties, LLC, a Florida limited liability company, DBA Lightsey Road Self Storage, LLC, 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 system to serve 1470 Lightsey Road located off State Road 207; and

WHEREAS, Marcum Enterprises, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at 1470 Lightsey Road, 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.

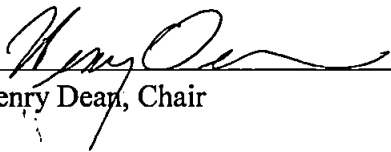
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 18 day of January, 2022.

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

By: 
Henry Dean, Chair

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


Deputy Clerk

RENDITION DATE 1/20/22



Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

LIGHTSEY ROAD SELF STORAGE LLC

Richard A. Bazinet 800 Bay Road (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 Lightsey Road Self Storage LLC"

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 21st of September, 2021.

WITNESS:

Alexandria Hall
Witness Signature

Alexandria Hall
Print Witness Name

OWNER:

[Signature]
Owner's Signature

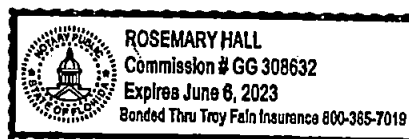
Richard A. Bazinet
Print Owner's Name

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of September, 2021, by Richard A. Bazinet as Manager for Lightsey Road Self Storage.

Rosemary Hall
Notary Public
My Commission Expires: June 6, 2023

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	LIGHTSEY SELF STORAGE
Contractor:	MARCUM ENTERPRISES LLC
Developer:	LIGHTSEY ROAD PROPERTIES LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" SDR 9 POLY	LF	10	\$ 20.00	\$ 200.00
8" DR14	LF	20	\$ 50.00	\$ 1,000.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8X6 WET TAP SLEEVE/6" AMERICAN FLOW	Ea	1	\$ 7,350.00	\$ 7,350.00
8" GATE VALVE WITH 1 VALVE BOX	Ea	1	\$ 1,150.00	\$ 1,150.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
8X2 MJ TEE	Ea	1	\$ 625.00	\$ 625.00
2" CORP STOP	Ea	1	\$ 150.00	\$ 150.00
2X1 REDUCER AND METER BOX	Ea	1	\$ 275.00	\$ 275.00
			\$ -	\$ -
Total Water System Cost			\$	10,750.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$10,750.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through March 1, 2021 to Lightsey Road Properties LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Lightsey Road Self Storage

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 19 of April, 2021.

WITNESS:

Witness Signature

Alexandria Shives

Print Witness Name

OWNER:

Lienor's Signature

Douglas Marcum

Print Lienor's Name

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of APRIL, 2021, by

DOUGLAS MARCUM as OWNER
for MARCUM ENTERPRISES, LLC.

Notary Public

My Commission Expires: 1-26-2024

Personally Known or Produced Identification
Type of Identification Produced

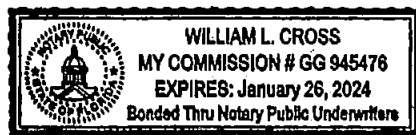


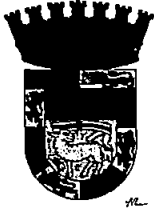
Exhibit "A" to Final Release of Lien



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	LIGHTSEY SELF STORAGE
Contractor:	MARCUM ENTERPRISES LLC
Developer:	LIGHTSEY ROAD PROPERTIES LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" SDR 9 POLY	LF	10	\$ 20.00	\$ 200.00
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	Ea		\$ -	\$ -
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	Ea		\$ -	\$ -
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8X2 MJ TEE	Ea	1	\$ 625.00	\$ 625.00
2" CORP STOP	Ea	1	\$ 150.00	\$ 150.00
2X1 REDUCER AND METER BOX	Ea	1	\$ 275.00	\$ 275.00
			\$ -	\$ -
Total Water System Cost				\$ 10,750.00



**WARRANTY
UTILITY IMPROVEMENTS**

Date: March 3, 2021
Project Title: Lightsey Self Storage
St. Johns County, Florida

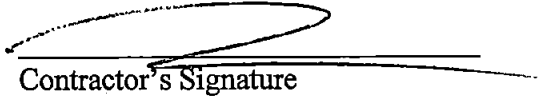
FROM: Marcum Enterprises LLC
2501 NW 35th Street
Ocala, FL 34475

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.

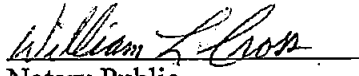
Contractor:


Contractor's Signature

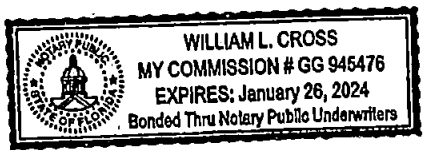
Douglas Marcum
Print Contractor's Name

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of MARCH, 2021, by DOUGLAS MARCUM as OWNER for MARCUM ENTERPRISES, LLC.


Notary Public
My Commission Expires: 1-26-2024

Personally Known or Produced Identification
Type of Identification Produced





St. Johns County Board of County Commissioners

Utility Department

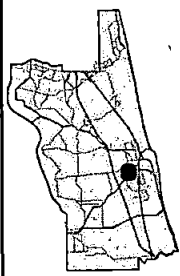
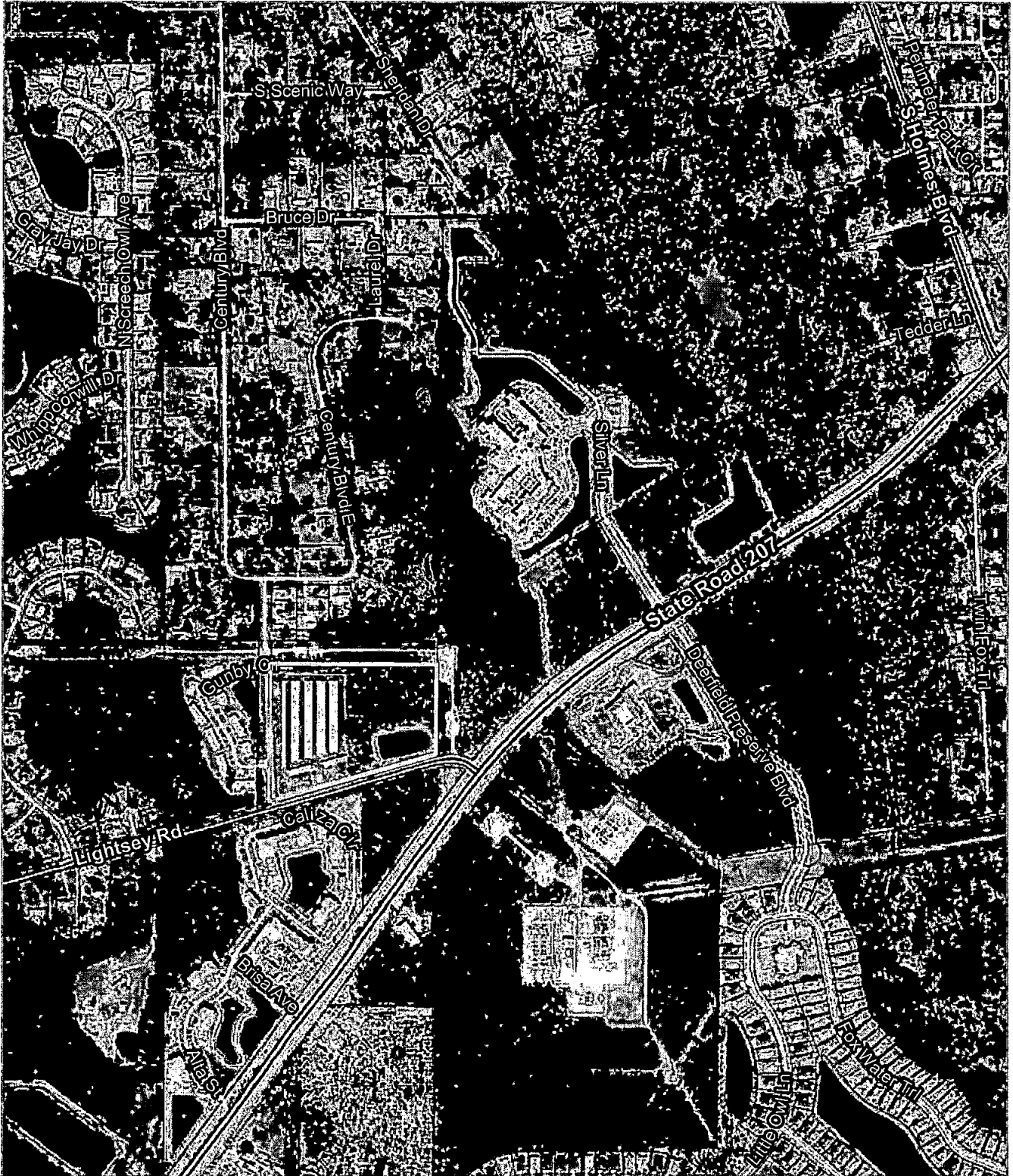
INTEROFFICE MEMORANDUM

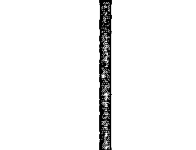
TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Lightsey Road Self Storage
DATE: September 22, 2021

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 Lightsey Road Self Storage.

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.




 Aerial Photography 2021
 0 33,750 67,500 135,000
 Feet
 Date: 12/9/2021

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

Lightsey Road Self Storage

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.

