

RESOLUTION NO. 2025- 228

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR WATER AND SEWER TO SERVE WILDWOOD SELF STORAGE LOCATED ON SR 207.

RECITALS

WHEREAS, Wildwood Self Storage, LLC., a Florida limited liability company, has executed and presented a Bill of Sale with 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 to serve Wildwood Self Storage located on SR 207; and

WHEREAS, Jax Dirtworks Inc., has executed a Final Release of Lien and Warranty for work performed at Wildwood Self Storage, attached hereto as Exhibits "B" and "C" incorporated by reference and made 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 Board of County Commissioners hereby accepts the Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

Section 3. To the extent that there are typographical 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 is instructed to record the Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 22nd day of July, 2025.

Rendition Date JUL 24 2025

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

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]
Krista Joseph, Chair

By: Crystal Smith
Deputy Clerk



ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Wildwood Self Storage

Wildwood Self Storage, LLC, 7880 Gate Parkway, Suite 300, Jacksonville, FL 32256

Owners Name and Address, (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 the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 11 of March, 2025.

WITNESS:

[Signature]
Witness Signature

Derin McDonough
Witness Print Name

OWNER:

[Signature]
Owner Signature

Ealine D. Ashourian
Owner Print Name

STATE OF Florida
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of March, 2025, by Elaine D. Ashourian as Manager for Wildwood Self Storage.



Personally Known or Produced Identification
Type of Identification Produced

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: Wildwood Self Storage
 Contractor: Jax Dirtworks Inc.
 Developer: Wildwood Self Storage LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" HDPE DR18	LF	158	\$ 45.73 -	\$ 7,225.34 -
6" PVC DR18	LF	17	\$ 35.45 -	\$ 602.65 -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" tapping valve American Flow	Ea	1	\$ 3,061.50 -	\$ 3,061.50 -
6" gate valve American Flow	Ea	2	\$ 2,635.77 -	\$ 5,271.54 -
DCDA/BFP American Flow	Ea	1	\$ 27,232.87 -	\$ 27,232.87 -
RPZ/BFP American Flow	Ea	1	\$ 2,975.07 -	\$ 2,975.07 -
Corp valve American Flow	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
N/A	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1.5" Poly (Long single service)	Ea	1	\$ 4,679.17 -	\$ 4,679.17 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 51,048.14 -

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: Wildwood Self Storage
 Contractor: Jax Dirtworks Inc.
 Developer: Wildwood Self Storage LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve American Flow	Ea	1	\$4,582.98 -	\$ 4,582.98 -
2" check valve American Flow	Ea	1	\$ 2,293.24 -	\$2,293.24 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
2" DR9 Poly	LF	6	\$53.75 -	\$ 322.50 -
	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				\$ 7,198.72 -

Exhibit "B" to the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

\$58,246.86

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

Date 3/11/25 to Wildwood Self Storage LLC
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Wildwood Self Storage
PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 11th day of March, 2025.

WITNESS:
[Signature]
Witness Signature
CUNTON A. MCKEE
Print Witness Name

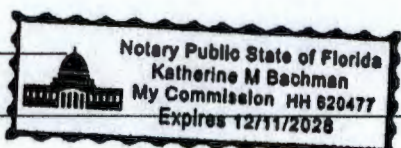
CONTRACTOR:
[Signature]
Lienor's Signature
Lauren Whitehead
Print Lienor's Name

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of March, 2025 by Lauren Whitehead as Assistant + Project Manager for Jax Dirtworks Inc

[Signature]
Notary Public
My Commission Expires: 12/11/28

Personally Known or Produced Identification
Type of Identification Produced



CERTIFICATE OF SIGNATORY AUTHORITY

The undersigned Chief Executive Officer of Jax Dirtworks Inc, a corporation organized and existing under the laws of the State of Florida (the "Company"), hereby certifies that each of the following employees of the Company, individually, is authorized to execute and file on behalf of the Company, any affidavit, lien application, lien, lien waiver, payment application and release of lien necessary to preserve, protect, perfect or remove any encumbrances in or on real or personal property.

<u>Lauren Whitehead</u>		<u>Assistant Project Manager</u>
Name	Signature	Title

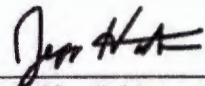
The authority referred to above shall remain in full force and effect until the earliest of (i) June 25, 2027, (ii) written notice of revocation of such authority is received or (iii) the above referenced individual terminates employment with the Company.

Subject to the foregoing, the Company's customer relying on this Certificate shall be permitted to treat as authorized all Documents signed by the above referenced individual in the Company's name.

The provisions of this Certificate are in conformity with a resolution adopted by the Board of Directors of the Company. Only the above referenced individuals and all other individuals specifically authorized by the Company, may exercise the authority granted herein.

In witness whereof, I have here unto subscribed my name and affixed the seal of the Company, this 25th day of June, 2025.

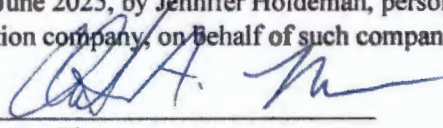
Jax Dirtworks Inc.



 Jennifer Holdeman
 CEO

Sworn to subscribed and acknowledged before me this 25th day of June 2025, by Jennifer Holdeman, personally known to me, in her capacity as CEO of Jax Dirtworks Inc, a Florida corporation company, on behalf of such company.

My Commission Expires: 7/8/2027



 Notary Signature

 **Criston A. McKee**
 Notary Public
 State of Florida
 Comm# HH374693
 Expires 7/8/2027

(Notary Seal)

ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

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 Contractor: Jax Dirtworks Inc.
 Developer: Wildwood Self Storage LLC

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Hydrants Assembly (Size and Type)				
N/A	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
1.5" Poly (Long single service)	Ea	1	\$ 4,679.17 -	\$ 4,679.17 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 51,048.14 -

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: Wildwood Self Storage
 Contractor: Jax Dirtworks Inc.
 Developer: Wildwood Self Storage LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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	LF		\$ -	\$ -
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	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				\$ 7,198.72 -

**ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY**

Date: 3/13/2025
Project Title: Wildwood Self Storage
FROM: Jax Dirtworks
Contractor's Name
Address: 310 Mealy Dr
Atlantic Beach, Florida 32233

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 Dirtworks/ Lauren Whitehead APM
Print Contractor's Name

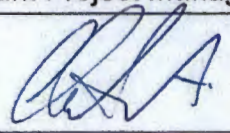

Contractor's Signature

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 13th day of March, 2025, by
Lauren Whitehead as Assistant Project Manager for
Jax Dirtworks



Charles A. McKee
Notary Public
State of Florida
Comm# HH374693
Expires 7/8/2027


Notary Public
My Commission Expires: 7/8/27

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "D" to the Resolution



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: June 2, 2025
SUBJECT: Wildwood Self Storage (ASBULT 2025000044)

St. Johns County Utility Department has reviewed and approved the Release of Lein, Bill of Sale, Schedule of Values and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Wildwood 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.



Subject Property



Imagery Date: 12/2024

Date: 6/6/2025

**Wildwood Self Storage
SR 207**

**Bill of Sale, Release of Lien
and Warranty**



**Land Management
Systems
Real Estate Division
(904) 209-0790**

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.