

RESOLUTION NO. 2025- 357

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN, AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE BASS PRO SHOPS OUTDOOR WORLD LOCATED OFF WORLD COMMERCE PARKWAY.**

**RECITALS**

**WHEREAS**, Bass Pro Outdoor World, L.L.C., a foreign limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve Bass Pro Shops Outdoor World, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Blackall Underground Construction 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 Bass Pro Shops Outdoor World, 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, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

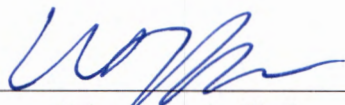
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the Final Release of Lien in the Official Records and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 7<sup>th</sup> day of October, 2025.

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

Rendition Date OCT 08 2025

By:   
Krista Joseph, Chair

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

  
Deputy Clerk



Exhibit "A" to the Resolution  
**ST. JOHNS COUNTY UTILITY DEPARTMENT**  
**3F - CLOSEOUT - BILL OF SALE**

**PROJECT:** Bass Pro Outdoor World

Bass Pro Outdoor World, L.L.C., 2500 E. Kearney, Springfield, MO 65898

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 8 of November, 2024.

**WITNESS:**

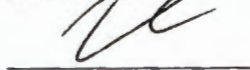


Witness Signature

Charles R. Greene

Witness Print Name

**OWNER:**



Owner Signature

Kevin A. Maliszewski, CFO

Owner Print Name

STATE OF MISSOURI

COUNTY OF GREENE

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 8th day of November, 2024, by

Kevin A. Maliszewski as Chief Financial Officer for

Bass Pro Outdoor World, L.L.C.

  
Notary Public  
My Commission Expires: 8/5/2028

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: **Bass Pro**  
 Contractor: **Blackall Underground Cons**  
 Developer: **EMJ Construction**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR-25 C-900	LF	6	\$ 105.00	\$ 630.00
2" Polyethine	LF	6	\$ 45.00	\$ 270.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8" Tapping Valve	Ea	1	\$ 4,000.00	\$ 4,000.00
8" Gate Valve	Ea	1	\$ 3,500.00	\$ 3,500.00
6" Tapping Valve	Ea	1	\$ 2,500.00	\$ 2,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Water Service	Ea	1	\$ 5,000.00	\$ 5,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	<b>\$ 15,900.00</b>

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

Project Name: **Bass Pro**  
 Contractor: **Blackall Underground Cons**  
 Developer: **EMJ Construction**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-26 PVC	LF	4	\$ 160.00	\$ 640.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>2" Water Service</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>\$ 640.00</b>

Exhibit "B" to the Resolution



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

\$16,540.00

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

11/07/24 Date to Bass Pro Outdoor World LLC (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

Bass Pro Outdoor World 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 7th day of November, 2024.

WITNESS:

Witness Signature

Print Witness Name

STATE OF

COUNTY OF

FL

CLAY

CONTRACTOR:

Lienor's Signature

Print Lienor's Name

Jeffrey Blackall

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 7th day of November, 2024, by Jeffrey Blackall as Manager for Blackall Underground Construction.

Natasha Crippen Notary Public

My Commission Expires: 5/3/27

Personally Known or Produced Identification Type of Identification Produced



NATASHA CRIPPEN Notary Public State of Florida Comm# HH394363 Expires 5/3/2027

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

Project Name: **Bass Pro**  
 Contractor: **Blackall Underground Cons**  
 Developer: **EMJ Construction**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR-25 C-900	LF	6	\$ 105.00	\$ 630.00
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	LF		\$ -	\$ -
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8" Tapping Valve	Ea	1	\$ 4,000.00	\$ 4,000.00
8" Gate Valve	Ea	1	\$ 3,500.00	\$ 3,500.00
6" Tapping Valve	Ea	1	\$ 2,500.00	\$ 2,500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
2" Water Service	Ea	1	\$ 5,000.00	\$ 5,000.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>15,900.00</b>

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

Project Name: **Bass Pro**  
 Contractor: **Blackall Underground Cons**  
 Developer: **EMJ Construction**

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea			\$ -
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR-26 PVC	LF	4	\$ 160.00	\$ 640.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>2" Water Service</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>\$ 640.00</b>

Exhibit "C" to the Resolution  
ST. JOHNS COUNTY UTILITY DEPARTMENT  
3E - CLOSEOUT - WARRANTY

Date: 11/07/24  
Project Title: Bass Pro Outdoor World  
FROM: Blackall Underground Construction  
Contractor's Name  
Address: 2936 Tuscarora Trail  
Middleburg FL 32068

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:**

Jeffrey Blackall  
Print Contractor's Name

[Signature]  
Contractor's Signature

STATE OF FL  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of ✓ physical presence or \_\_\_\_\_ on-line notarization, this 7<sup>th</sup> day of November, 2024, by Jeffrey Blackall as Manager for Blackall Underground Construction.

Natasha Crippen  
Notary Public  
My Commission Expires: 5/3/27

Personally Known or Produced Identification  
Type of Identification Produced



NATASHA CRIPPEN  
Notary Public  
State of Florida  
Comm# HH394363  
Expires 5/3/2027



Exhibit "D" to the Resolution

**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16

St. Augustine, Florida 32084

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**I N T E R O F F I C E   M E M O R A N D U M**

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** September 9, 2025  
**SUBJECT:** Bass Pro Shops Outdoor World (ASBULT2024000175)

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

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.

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**Subject Property**



Imagery Date: 12/2024

Date: 9/11/2025

**Bass Pro Shops Outdoor World**  
**Bill of Sale, Final 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.