

RESOLUTION NO. 2026- 137

**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 BROCK OFFICE WAREHOUSE LOCATED OFF CRESCENT TECHNICAL COURT.**

**RECITALS**

**WHEREAS**, Brock Fence, Inc., a Florida profit corporation, 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 Brock Office Warehouse, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, Thomas Wall Plumbing Contractor Incorporated, a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Brock Office Warehouse, 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 5<sup>th</sup> day of May, 2026.

Rendition Date MAY 05 2026

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy  
Clay Murphy, Chair

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

Crystal Smith  
Deputy Clerk



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

PROJECT: Brock Office Warehouse

BROCK FENCE, INC. 4955 CRESCENT TECHNICAL COURT, ST AUGUSTINE,  
Owners Name and Address, (the "Seller") FL. 32086

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 19 of NOVEMBER, 2025.

WITNESS:  
[Signature]  
Witness Signature  
Jon Schuman  
Witness Print Name

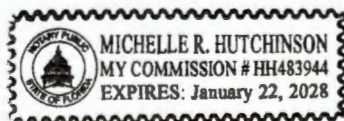
OWNER:  
[Signature]  
Owner Signature  
Kevin Brock  
Owner Print Name

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_\_\_ online notarization, this 19th day of November, 2025, by Kevin Brock as President for Brock Fence, Inc.

[Signature]  
Notary Public  
My Commission Expires: 1/22/2028

Personally Known or Produced Identification  
Type of Identification Produced



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

Project Name: BROCK OFFICE WAREHOUSE  
 Contractor: THOMAS WALL PLUMBING CONTRACTOR  
 Developer: WILLIAM J. RIGGS

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
HDP	2.40 LF	30	\$ 72.00	\$ 72.00
SCH 40 2"	2.00 LF	200	\$ 400.00	\$ 400.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
SJCU VALVE BOX	164.30Ea	1	\$ -	\$ 164.30
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
N/A	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
6X2 WET TAP SLEEVE & VALVE	2756.64Ea	1	\$ -	\$ 2756.64
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost			\$ 3392.64	

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

Project Name: BROCK OFFICE WAREHOUSE  
 Contractor: THOMAS WALL PLUMBING CONTRACTOR INCORPORATED  
 Developer: WILLIAM J. RIGGS

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" POLY HDP	2.40 LF	300	\$ 720.00	\$ 720.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" VALVE M+H	5.00 Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
6"	9.08 LF	210	\$ 1906.80	\$ 1906.80
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
4"	40.00 EA	5	\$ 200.00	\$ 200.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA	N/A	\$ -	\$ -
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>\$ 3,326.80</b>

Exhibit "B" to the Resolution



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

The undersigned lienor, in consideration of the sum \$6,719.44

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

11/20/2025 to KEVIN BROCK
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR BROCK OFFICE WAREHOUSE

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 20 day of NOVEMBER, 2025.

WITNESS:

Katy Crews
Witness Signature
KATY CREWS
Print Witness Name

CONTRACTOR:

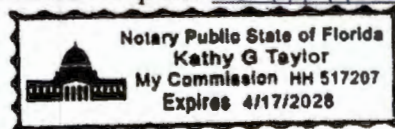
Thomas J. Wall
Lienor's Signature
Thomas J. Wall
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of November, 2025, by THOMAS J. WALL as PRESIDENT for THOMAS WALL PLUMBING CONTRACTOR INCORPORATED

Kathy G Taylor
Notary Public
My Commission Expires: 04/17/2028

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name: BROCK OFFICE WAREHOUSE  
 Contractor: THOMAS WALL PLUMBING CONTRACTOR  
 Developer: WILLIAM J. RIGGS

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
HDP	2.40 LF	30	\$ 72.00	\$ 72.00
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	LF		\$ -	\$ -
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<b>Hydrants Assembly (Size and Type)</b>				
N/A	Ea		\$ -	\$ -
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6X2 WET Tap Sleeve & Valve	2756.64Ea	1	\$ -	\$ 2756.64
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 3392.64

**ST. JOHNS COUNTY UTILITY DEPARTMENT**

**ASSET MANAGEMENT**

**SCHEDULE OF VALUES - SEWER**

Project Name: BROCK OFFICE WAREHOUSE  
 Contractor: THOMAS WALL PLUMBING CONTRACTOR INCORPORATED  
 Developer: WILLIAM J. RIGGS

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" POLY HDP	2.40 LF	300	\$ 720 <sup>-00</sup>	\$ 720 <sup>-00</sup>
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2" VALVE M+H	5.00 Ea	1	\$ 500 <sup>-00</sup>	\$ 500 <sup>-00</sup>
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
4"	40.00 EA	5	\$ 200 <sup>-00</sup>	\$ 200 <sup>-00</sup>
	EA		\$ -	\$ -
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	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		\$ -	\$ -

Total Sewer System Cost \$ 3,326<sup>-80</sup>

ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 11-18-25 3E - CLOSEOUT - WARRANTY

Project Title: BRUCK OFFICE Warehouse

FROM: Thomas Wall Plumbing Contractor, Inc  
Contractor's Name

Address: PO Box 314  
E PALATKA, FL 32131

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:

Thomas J Wall  
Print Contractor's Name

[Signature]  
Contractor's Signature

STATE OF FLORIDA

COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ on-line notarization, this 18<sup>th</sup> day of November, 2025, by Thomas J. Wall as President for Thomas Wall Plumbing Contractor

Kathy D. Taylor  
Notary Public  
My Commission Expires: 04/17/28

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

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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:** March 19, 2026  
**SUBJECT:** Brock Office Warehouse (ASBULT 2025000069)

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 Brock Office Warehouse.

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: 3/26/2026

**Brock Office Warehouse**

**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.