

RESOLUTION NO. 2026- 138

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 SYSTEM TO SERVE 2T HOLDINGS COMMERCIAL LOCATED OFF STATE ROAD 16.

RECITALS

WHEREAS, 2T Holdings, LLC, a Florida 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 system to serve 2T Holdings Commercial, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, and

WHEREAS, V.J. Usina Contracting, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien and Warranty for work performed at 2T Holdings Commercial, 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, scriveners 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 5th day of May, 2026.

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

Rendition Date MAY 05 2026

By: Clay Murphy
Clay Murphy, Chair

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

Crystal Smith
Deputy Clerk

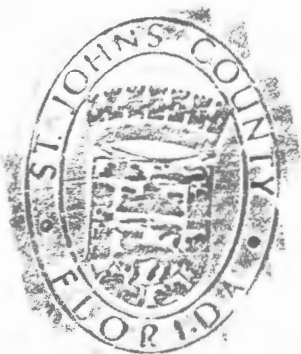


Exhibit "A" to the Resolution

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

PROJECT: 2T Holdings Commercial

2T Holdings LLC 3580 N MAIN ST GAINESVILLE FL 32609

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 23 of Feb, 2026.

WITNESS:

[Signature]

Witness Signature

Tyler Blackwell

Witness Print Name

OWNER:

[Signature]

Owner Signature

John D Tomlinson Jr.

Owner Print Name

STATE OF FL

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of Feb, 2026, by

John D Tomlinson Jr as Manager for 2T Holdings, LLC

Karen D Fox

Notary Public
My Commission



Personally Known or Produced Identification
Type of Identification Produced

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

Project Name:	2T Holdings Commercial
Contractor:	VJ Usina Contracting, Inc.
Developer:	2T Holdings, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR 18 PVC	LF	640	\$ 85.83	\$ 54,931.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
12" Gate Valve	Ea	3	\$ 8,734.76	\$ 26,204.28
8" Gate Valve	Ea	1	\$ 2,067.49	\$ 2,067.49
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	1	\$ 1,606.43	\$ 1,606.43
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$ 84,809.40

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
\$84,809.40 - eighty-four thousand eight hundred nine dollars and forty cents
hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or
materials furnished through

12/09/2025 to 2T Holdings, LLC
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
2T Holdings Commerical

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 09th day of December, 2025.

WITNESS:

Madesyn Howard
Witness Signature

Madesyn Howard
Print Witness Name

CONTRACTOR:

Crystal
Lienor's Signature

Crystal Durham
Print Lienor's Name

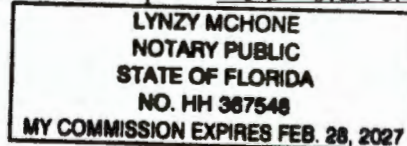
STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 09th day of December, 2025, by
Crystal Durham as Vice President for
VJ Usina Contracting, Inc.

[Signature]
Notary Public
My Commission Expires: Feb. 28, 2027

Personally Known or Produced Identification
Type of Identification Produced



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

Project Name:	2T Holdings Commercial
Contractor:	VJ Usina Contracting, Inc.
Developer:	2T Holdings, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 84,809.40

ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 12/09/2025 **3E - CLOSEOUT - WARRANTY**

Project Title: 2T Holdings Commercial

FROM: VJ Usina Contracting Inc.

Contractor's Name

Address: 4669 Avenue A

St. Augustine, FL 32095

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:

Crystal Durham
 Print Contractor's Name

Crystal Durham
 Contractor's Signature

STATE OF Florida
 COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____ on-line notarization, this 09th day of December, 2025, by Crystal Durham as Vice President for VJ Usina Contracting, Inc

LM
 Notary Public
 My Commission Expires: Feb 28, 2027

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: March 25th, 2026
SUBJECT: 2T Holdings Commercial (ASBULT 2026000008)

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 2T Holdings Commercial.

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.




Imagery Date: 12/2024
Date: 3/30/2026

2T Holdings Commercial
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.