

RESOLUTION NO. 2026- 139

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 WATERS SYSTEM TO SERVE CHASE VILLAGES AT SAWGRASS LOCATED OFF OF SAWGRASS VILLAGE DRIVE.

RECITALS

WHEREAS, JPMorgan Chase Bank, a national association, 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 Chase Villages at Sawgrass, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, and

WHEREAS, McLain Site Solutions Inc, a Florida profit corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Chase Villages at Sawgrass, 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 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

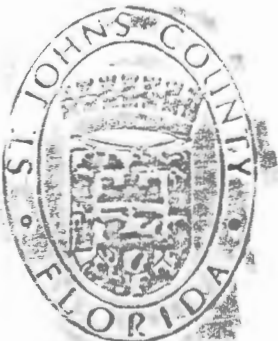


Exhibit "A" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Chase Villages at Sawgrass Property Address - 1000 Sawgrass Village Dr Ste 100 Ponte Vedra Beach, FL 32082

JPMorgan Chase Bank, N.A. - 1111 Polaris Parkway Columbus OH 43240

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 16 of February, 2026.

WITNESS:

[Signature]
Witness Signature

Michelle Acosta
Witness Print Name

OWNER:

[Signature]
Owner Signature

Mauricio R Delgado VP of JPMorgan Chase Bank, N.A.
Owner Print Name

STATE OF Florida
COUNTY OF Miami Dade



The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 16 day of February, 2026, by Mauricio Delgado as VP for JPMorgan Chase.

[Signature]
Notary Public
My Commission Expires: Oct 31 2027

Personally Known or Produced Identification
Type of Identification Produced

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

Project Name: Chase Villages at Sawgrass
 Contractor: Mclain Site Solutions, Inc.
 Developer: JP Morgan Chase Bank, N.A.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" SDR9 Polyethylene	LF	18	\$1.10	\$19.80
6" DR18 C900 PVC	LF	5	\$26.00	\$130.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8x6 Tapping Sleeve & Valve	Ea	1	\$4,578.00	\$4,578.00
6x2 Tapping Saddle	Ea	1	\$204.00	\$204.00
2" Corp Stop	Ea	1	\$588.00	\$588.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
26x15x14 SJC Meter Box	Ea	1	\$614.00	\$614.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$6,133.80

Exhibit "B" to the Resolution



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

\$6,133.80

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

12 FEBRUARY 2020 to JP MORGAN CHASE BANK, N.A
Date (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
CHASE VILLAGES AT SAWGRASS
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 12 day of FEBRUARY, 20 20.

WITNESS:
[Signature]
Witness Signature
JORDAN MASINO
Print Witness Name

CONTRACTOR:
[Signature]
Lienor's Signature
NICKLAS MCLAIN
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of FEBRUARY, 20 20, by NICKLAS MCLAIN as OWNER of MCLAIN SITE SOLUTIONS, INC.



Kailey Scanlon
Notary Public
My Commission Expires: 17 JAN. 2028

Personally Known or Produced Identification
Type of Identification Produced

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

Project Name: Chase Villages at Sawgrass

Contractor: Mclain Site Solutions, Inc.

Developer: JP Morgan Chase Bank, N.A.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
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	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
26x15x14 SJC Meter Box	Ea	1	\$614.00	\$614.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Water System Cost				\$6,133.80

Exhibit "C" to the Resolution
ST. JOHNS COUNTY UTILITY DEPARTMENT

Date: 09 DECEMBER 2025 ^{3E} - CLOSEOUT - WARRANTY

Project Title: CHASE VILLAGES AT SAWGRASS

FROM: MCLAIN SITE SOLUTIONS, INC.
Contractor's Name

Address: 0215 WILSON BLVD
BLDG 5
JACKSONVILLE, FL 32210

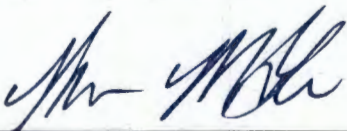
TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

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.

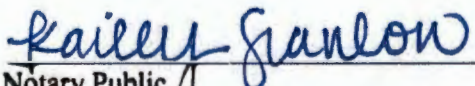
Contractor:

NICKLAS MCLAIN
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 12 day of FEBRUARY, 2020, by NICKLAS MCLAIN as OWNER for MCLAIN SITE SOLUTIONS, INC.


Notary Public
My Commission Expires: 07 JAN 2028

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

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

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: March 26th, 2026
SUBJECT: Chase Villages at Sawgrass (ASBULT 2026000015)

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 Chase Villages at Sawgrass.

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: 4/1/2026

Chase Villages at Sawgrass

**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 hereon.