

RESOLUTION NO. 2026- 153

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE, FINAL RELEASE OF LIEN AND A WARRANTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE AAA SELF STORAGE PHASE 2 LOCATED OFF OF STATE ROAD 16.

RECITALS

WHEREAS, A-A-A Storage SR-16 LLC, a 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 AAA Self Storage Phase 2, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and

WHEREAS, A Team Site Works, Inc., a Florida profit corporation, has executed and presented to the County a Final Release of Lien, and a Warranty for work performed at AAA Self Storage Phase 2, 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 19th day of May, 2026.

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

Rendition Date MAY 19 2026

By: Clay Murphy
Clay Murphy, Chair

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

Robin L. Platt
Deputy Clerk



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

PROJECT: AAA Storage SR 16 Phase II

AAA Storage SR 16 LLC 4203 Spinaker Cove Austin, Tx 78731

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 January, 20 26.

WITNESS:

Kim Love

Witness Signature

Kim Love

Witness Print Name

OWNER:

John Munch

Owner Signature

JOHN MUNCH

Owner Print Name

STATE OF

Texas

COUNTY OF

Travis

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 23 day of January, 20 26, by

John Munch, President AAA Storage LLC, general manager
For AAA Storage SR 16 Phase II

Ruth Bukowsky

Notary Public

My Commission Expires: _____

Personally Known or Produced Identification

Type of Identification Produced



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

Project Name: AAA SELF STORAGE PHASE 2
 Contractor: A TEAM SITE WORKS, INC.
 Developer: AAA STORAGE SR 16 LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR 18 C-900	LF	12	\$ 25.00 -	\$ 300. -
	LF		\$ -	\$ -
20 x 8 TAP SLEEVE	LF ec.	1	\$ 3000. -	\$ 3000. -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
8" MJ TAP VALVE	Ea	1	\$ 2000. -	\$ 2000. -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			Total Water System Cost	\$ 5300.00

Exhibit "B" to the Resolution



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

5300.00 (FIVE THOUSAND & THREE HUNDRED DOLLARS)

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

1/25/26 Date to AAA STORAGE SR 16 LLC,
(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
AAA SELF STORAGE PHASE 2
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 25th day of JANUARY, 20 26.

WITNESS:
Ressa Clemons
Witness Signature
Ressa Clemons
Print Witness Name

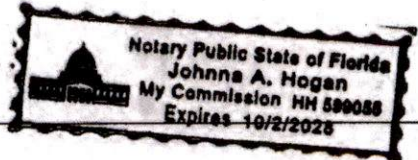
CONTRACTOR:
John S. Rodgers
Lienor's Signature
John S. Rodgers
Print Lienor's Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of JANUARY, 20 26, by JOHN RODGERS as PRESIDENT for A TEAM SITE WORKS, INC.

John A. Hogan
Notary Public
My Commission Expires: 10/2/28

Personally Known or Produced Identification
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name: AAA SELF STORAGE PHASE 2
 Contractor: A TEAM SITE WORKS, INC.
 Developer: AAA STORAGE SR 16 LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Total Water System Cost **\$ 5,300.00**

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

3E - CLOSEOUT - WARRANTY

Date: 4/25/26
Project Title: AAA SELF STORAGE PHASE 2
FROM: A TEAM SITE WORKS, INC.
Contractor's Name
Address: 9079 B NORDAD
JAX, FLA.
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:

JOHN L. RODGERS
Print Contractor's Name

John L. Rodgers
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 25 day of JANUARY, 2026, by
JOHN RODGERS as PRESIDENT for
A TEAM SITE WORKS, INC.

John A. Hogan
Notary Public
My Commission Expires: 10-2-28

Personally Known or Produced Identification
Type of Identification Produced

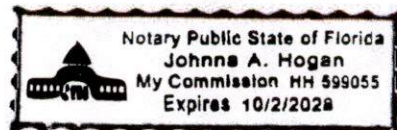




Exhibit "D" to the Resolution
**ST. JOHNS COUNTY
UTILITIES**
1205 State Road 16
St. Augustine, Florida 32084

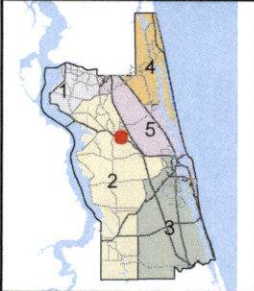
INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: March 19, 2026
SUBJECT: AAA Self Storage Phase 2 (ASBULT 2025000137)

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 AAA Self Storage Phase 2.

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: 4/2/2026

AAA Self Storage Phase 2
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.