

RESOLUTION NO. 2013- 1

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM LOCATED IN CASCADES AT WORLD GOLF VILLAGE SUBDIVISION CAUSEWAY AND PHASE 7.**

**RECITALS**

**WHEREAS**, MBSC Cascades, LLC, a Delaware limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer system in Cascades at World Golf Village Subdivision Causeway and Phase 7; and

**WHEREAS**, the water and sewer lines are installed within the private rights-of-way within the subdivision for which the County has legal access by virtue of an existing easement for access and utility purposes; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B," 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.

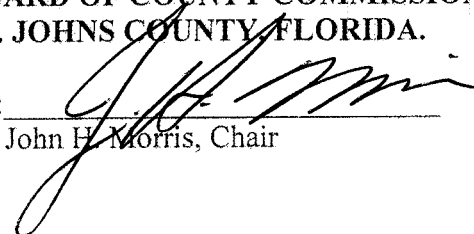
Section 2. The above described Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 Court is instructed to file the Bill of Sale and Schedule of Values in the Public Records of St. Johns County, Florida.

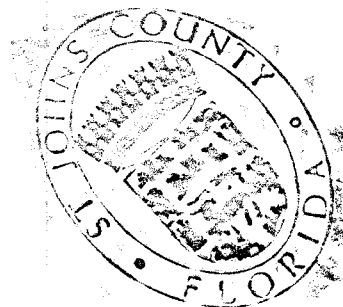
PASSED AND ADOPTED this 15<sup>th</sup> day of January, 2013.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA.

By:   
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By:   
Deputy Clerk





**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

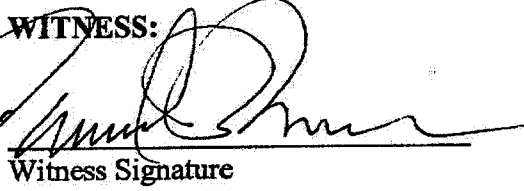
**Cascades at World Golf Village - Causeway and Phase 7**


MBSC CASCADES, LLC, a Delaware limited liability company, (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:

Described on the Schedule of Values attached as Exhibit "A" and lying within the real property described on Exhibit "B" attached hereto.

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 10th day of October 2012

**WITNESS:**  
  
Witness Signature

**OWNER: MBSC Cascades, LLC**  
**a Delaware limited liability company**  
  
Owner's Signature  
Mike Taylor, Authorized representative

Frederick P. Parizzi Jr.  
Print Witness Name

Michael Taylor  
Print Owner's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 10th day of October, 2012 by MIKE TAYLOR who is personally known to me or has produced \_\_\_\_\_ as identification.



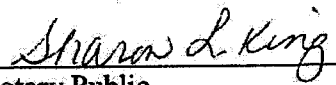
  
Notary Public  
SHARON L. KING



Exhibit "A" to Bill of Sale  
St. Johns County Utility Department  
Asset Management  
Schedule of Values

Project Name: Cascades Causeway at World Golf Village  
Contractor: VALLENCOURT CONSTRUCTION CO., INC.  
Developer: MBSC Cascades, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR-18 PVC Water Main	LF	1600	\$ 25.80	\$ 41,280.00
6" DR-18 PVC Water Main	LF	20	\$ 22.00	\$ 440.00
4" DR-18 PVC Water Main	LF	0	\$ 15.00	\$ -
<b>Water Valves (Size and Type)</b>				
8" Gate Valves	Ea	2	\$ 1,209.00	\$ 2,418.00
6" Gate Valves	Ea	2	\$ 750.00	\$ 1,500.00
4" Gate Valves	Ea	0	\$ 533.02	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	2	\$ 1,990.61	\$ 3,981.22
Flushing Hyd		0	\$ 726.00	\$ -
<b>Services (Size and Type)</b>				
3/4" Single Service	Ea	0	\$ 597.00	\$ -
1" Double Service	Ea	0	\$ 727.00	\$ -
Total Water System Cost				\$ 49,619.22



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name:

Cascades Causeway at World Golf Village

Contractor:

VALLENCOURT CONSTRUCTION CO., INC.

Developer:

MBSC Cascades, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" PVC DR 18 Force Main	LF	1550	\$ 12.04	\$ 18,662.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Gate Valve	Ea	1	\$ 601.80	\$ 601.80
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26 Gravity Sewer Main	LF	0	\$ 34.23	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR 35 sewer Services	EA	0	\$ 500.00	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep "Type A "	EA	0	\$ 2,500.00	\$ -
6-8 foot deep "Type A "	EA	0	\$ 2,900.00	\$ -
8-10 foot deep "Type A "	EA	0	\$ 3,500.00	\$ -
10-12 foot deep "Type A "	EA	0	\$ 4,800.00	\$ -
> 12 foot deep "Type A "	EA	0	\$ 5,100.00	\$ -
			\$ -	\$ -
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			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	1	\$ 60,000.00	\$ 60,000.00
Process Piping	Lump Sum	1	\$ 15,000.00	\$ 15,000.00
Process Structure	Lump Sum	1	\$ 55,000.00	\$ 55,000.00
Process Electrical Equipment	Lump Sum	1	\$ 30,000.00	\$ 30,000.00
Other Improvements	Lump Sum	1	\$ 20,000.00	\$ 20,000.00
<b>Total Sewer System Cost</b>				<b>\$ 199,263.80</b>



St. Johns County Utility Department  
Asset Management  
Schedule of Values

Project Name: Cascades at World Golf Village Unit 7  
Contractor: VALLENCOURT CONSTRUCTION CO., INC.  
Developer: MBSC Cascades, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR-18 PVC Water Main	LF	217	\$ 25.80	\$ 5,598.60
6" DR-18 PVC Water Main	LF	935	\$ 22.00	\$ 20,570.00
4" DR-18 PVC Water Main	LF	1079	\$ 15.00	\$ 16,185.00
<b>Water Valves (Size and Type)</b>				
8" Gate Valves	Ea	0	\$ 1,209.00	\$ -
6" Gate Valves	Ea	5	\$ 750.00	\$ 3,750.00
4" Gate Valves	Ea	2	\$ 532.74	\$ 1,065.48
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	3	\$ 1,990.61	\$ 5,971.83
Flushing Hyd	Ea	0	\$ 726.00	\$ -
<b>Services (Size and Type)</b>				
3/4" Single Service	Ea	7	\$ 597.00	\$ 4,179.00
1" Double Service	Ea	31	\$ 727.00	\$ 22,537.00
<b>Total Water System Cost</b>				<b>\$ 79,856.91</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Cascades at World Golf Village Unit 7  
 Contractor: VALLENCOURT CONSTRUCTION CO., INC.  
 Developer: MBSC Cascades, LLC

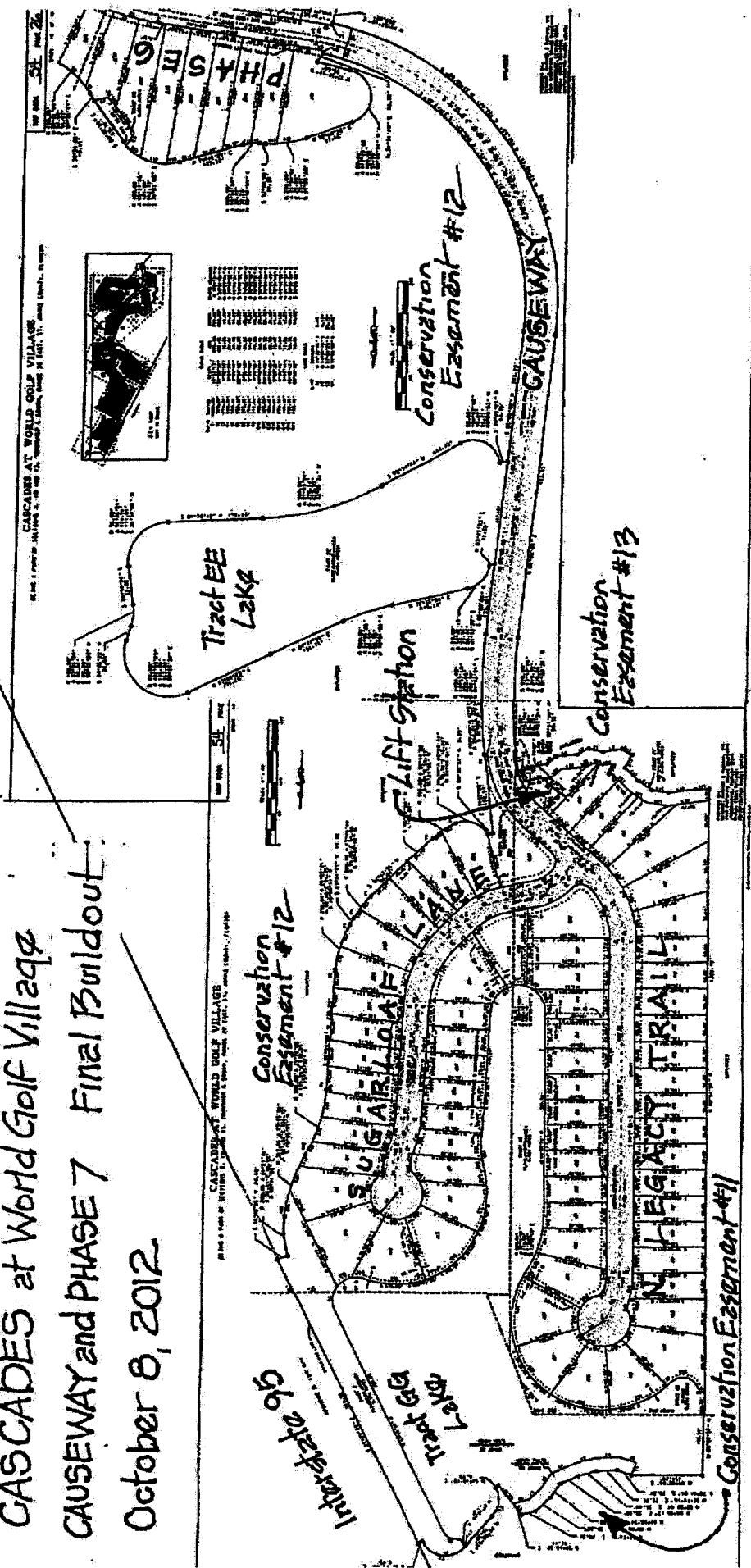
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
4" PVC DR 18 Force Main	LF	100	\$ 12.04	\$ 1,204.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" Gate Valve	Ea	0	\$ 601.80	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26 Gravity Sewer Main	LF	1950	\$ 34.23	\$ 66,748.50
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR 35 sewer Services	EA	67	\$ 500.00	\$ 33,500.00
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep "Type A "	EA	2	\$ 2,500.00	\$ 5,000.00
6-8 foot deep "Type A "	EA	4	\$ 2,900.00	\$ 11,600.00
8-10 foot deep "Type A "	EA	4	\$ 3,500.00	\$ 14,000.00
10-12 foot deep "Type A "	EA	1	\$ 4,800.00	\$ 4,800.00
> 12 foot deep "Type A "	EA	2	\$ 5,100.00	\$ 10,200.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
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<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	0	\$ 60,000.00	\$ -
Process Piping	Lump Sum	0	\$ 15,000.00	\$ -
Process Structure	Lump Sum	0	\$ 55,000.00	\$ -
Process Electrical Equipment	Lump Sum	0	\$ 30,000.00	\$ -
Other Improvements	Lump Sum	0	\$ 20,000.00	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 147,052.50</b>

**EXHIBIT "B" to Bill of Sale**

**INGRESS/EGRESS AREA**

**Sugar Loaf Lane and that portion of N. Legacy Trail commencing at its extension from Phase 6 at the location of Lots 162 (517 N. Legacy Trail) and 231 (516 N. Legacy Trail) in Phase 6 and continuing in a northern direction a distance of 1,770 feet to its intersection with Sugar Loaf Lane, all as shown on the Plat of Cascades at World Golf Village according to the Plat thereof recorded (March 31, 2005) in Map Book 54, Pages 15 through 29 of the public records of St. Johns County, Florida and as shown on the attached Exhibit "B-1"**

CASCADES at World Golf Village  
 CAUSEWAY and PHASE 7 Final Buildout  
 October 8, 2012



Composite from "Cascades at World Golf Village" PLAT MAP: Map Book 54, Pages 26, 27, 28, 29: March 31, 2005  
 CAUSEWAY 7 = "Causeway" extension of N. Legacy Trail from Phase 6 Lots to Phase 7 Lots  
 PHASE 7 = 68 Single Family Lots, Lake & Lift Station #3  
 NOT TO SCALE

Exhibit "B1"

CASCADES AT WORLD GOLF VILLAGE  
BEING A PART OF SECTIONS 3, 10 AND 43, TOWNSHIP 6 SOUTH, RANGE 28 EAST, 57, JOHNS COUNTY, FLORIDA

MAP BOOK 54 PAGE 26



Tract EE  
Lake

Conservation Easement #12

N. Legacy Trail

Conservation Easement #13

CASCADES at World Golf Village

CAUSEWAY and PHASE 7 : Causeway extension of N. Legacy Trail

From Phase 6 Lots to Phase 7 Lots : Final Buildout

"Cascades at World Golf Village" PLAT MAP : Book FA Page 26 : March 31, 2005

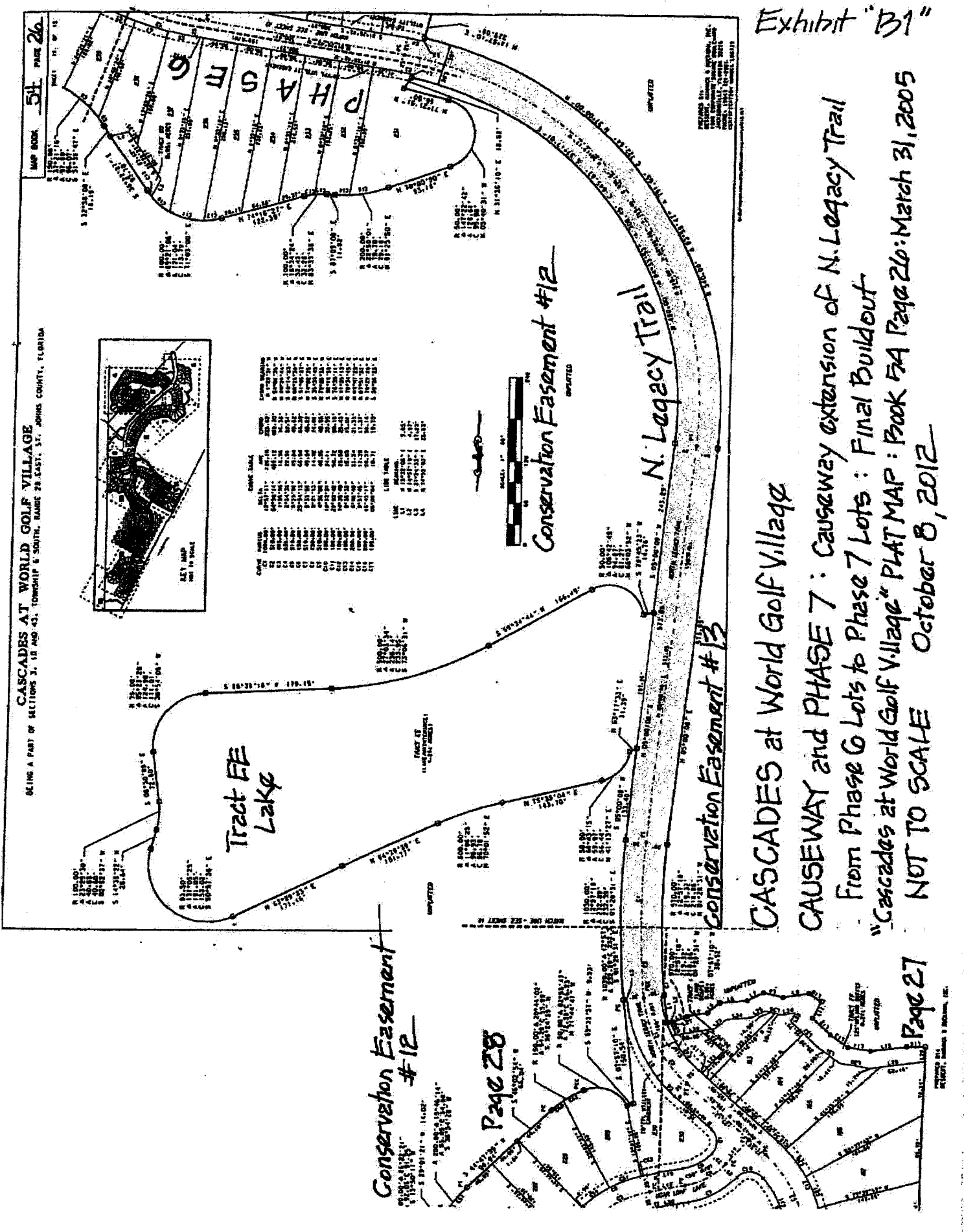
NOT TO SCALE October 8, 2012

Exhibit "B1"

Conservation Easement #12

Page 28

Page 27



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PREPARED BY: ...  
DATE: ...  
SCALE: ...

CASCADES at World Golf Village

CAUSEWAY and PHASE 7: 008 Single Family Lots, Lake and Lift Station #3: Final Buildout  
"Cascades at World Golf Village" PLAT MAP: Book 54, Pages 27, 28 & 29: March 31, 2005

NOT TO SCALE October 8, 2012

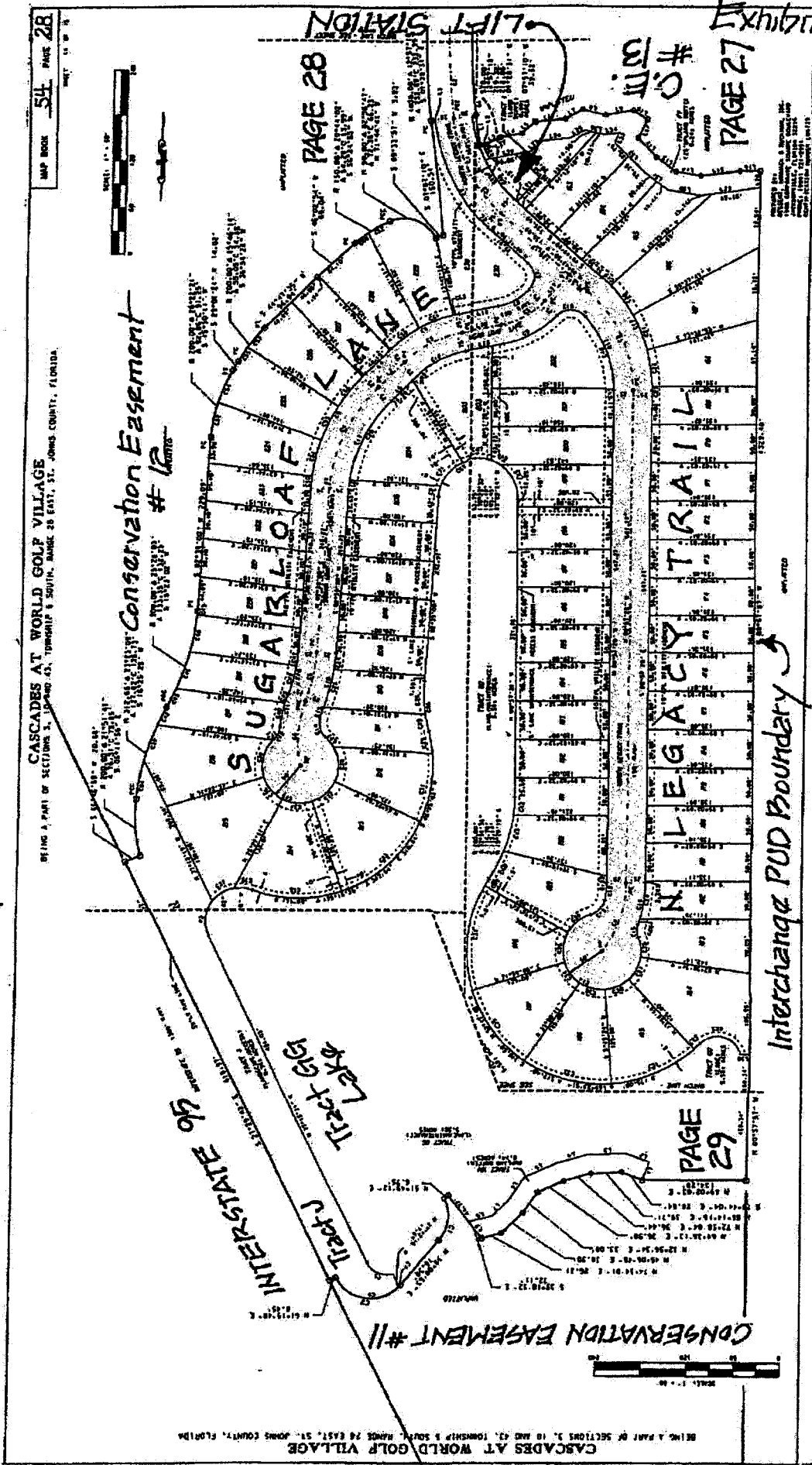
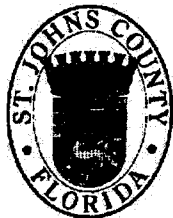


Exhibit "B1"





**St. Johns County Board of County Commissioners**

Utility Department

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**INTEROFFICE MEMORANDUM**

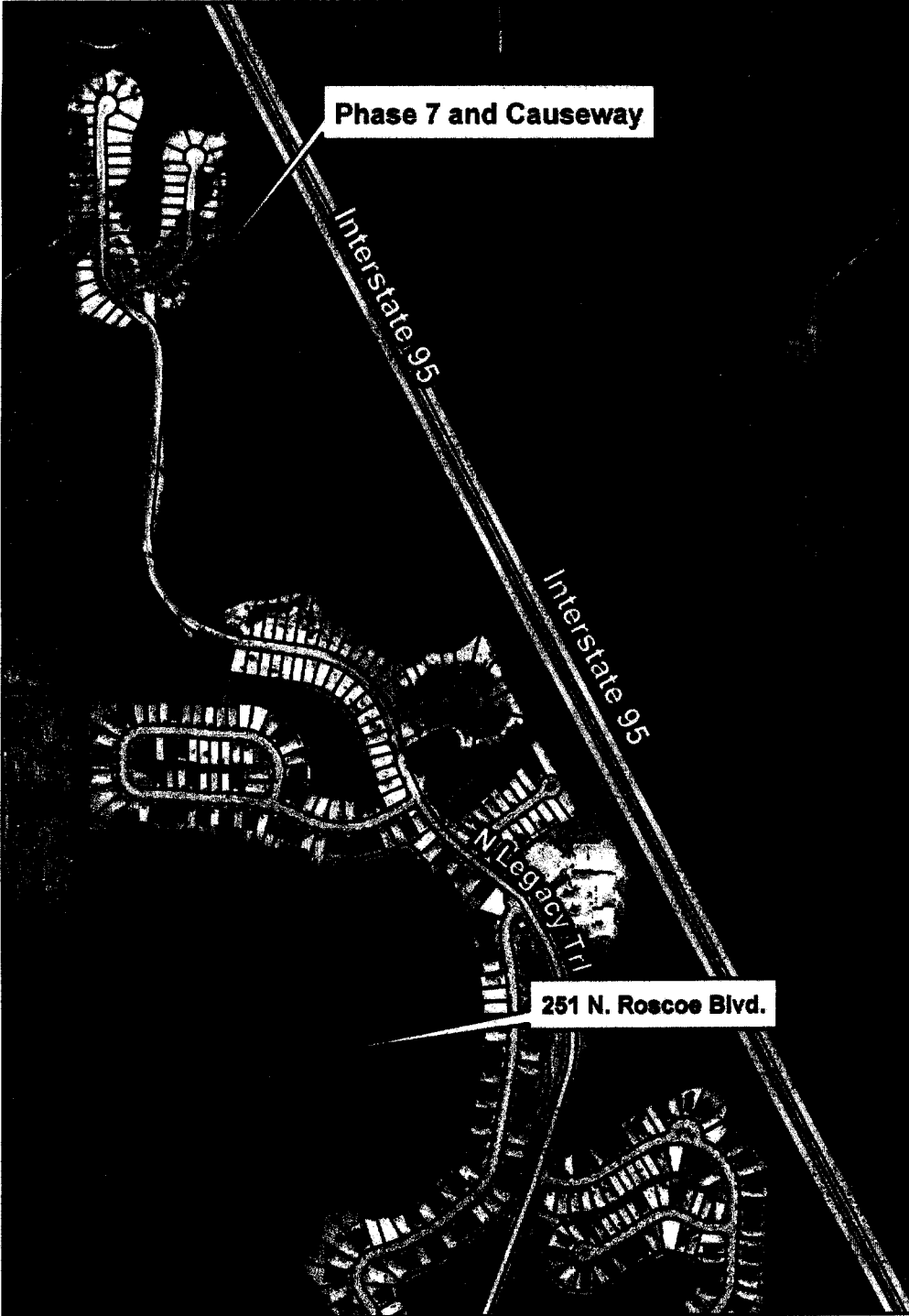
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**TO:** Nanette Bradbury, Real Estate Coordinator  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** Cascades at WGV – Causeway and Phase 7  
**DATE:** November 19, 2012

Please present the Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Cascades at WGV – Causeway and Phase 7.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution and a recorded copy for the utilities for our files.

Your support and cooperation as always are greatly appreciated.



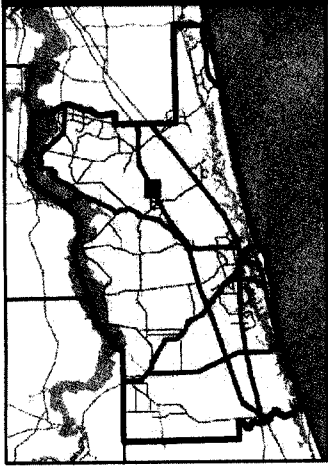
Phase 7 and Causeway

Interstate 95

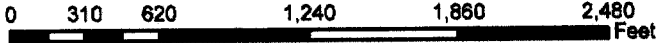
Interstate 95

Legacy Trail

251 N. Roscoe Blvd.



# Cascades at World Golf Village



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
December 12, 2012  
(904) 209-0788

