

RESOLUTION NO. 2018- 366

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE SHOPPES AT PALENCIA COMMONS LOCATED OFF US 1 N.**

**RECITALS**

**WHEREAS**, St. Augustine Equities LLC, a North Carolina 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 system to serve Shoppes at Palencia Commons located off US 1 N; and

**WHEREAS**, Riverstone Construction, LLC, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Shoppes at Palencia Commons, 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.

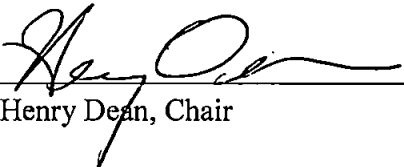
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 6 day of November, 2018.

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

By:   
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

  
Deputy Clerk

RENDITION DATE 11/8/18



EXHIBIT "A" TO RESOLUTION



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

**SHOPPES AT PALENCIA COMMONS**

St. Augustine Equities, LLC North Carolina, (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 SHOPPES AT PALENCIA COMMONS

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 24 of July, 2018

WITNESS:

OWNER:

St. Augustine Equities, LLC  
a North Carolina limited liability  
company

By: Cape Asset Management, LLC,  
its Manager

Stacy McKeithan  
Witness Signature

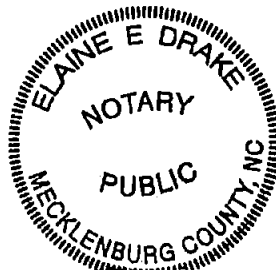
[Signature]  
Owner's Signature

Stacy McKeithan  
Print Witness Name

Gary J. Davies, Manager  
Print Owner's Name

State of North Carolina  
County of Mecklenburg

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of July, 2018, by Gary J. Davies who is personally known to me or has produced \_\_\_\_\_ as identification.



Elaine E. Drake  
Notary Public  
My commission expires February 4, 2023

EXHIBIT "A" TO BILL OF SALE



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

Project Name: Shoppes at Palencia Commons  
 Contractor: Riverstone Construction  
 Developer: Elkins Construction, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR11 PVC	LF	120	\$ 60.58	\$ 7,269.60
4" DR11 PVC	LF	40	\$ 56.20	\$ 2,248.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
4" Gate Valve	Ea	2	\$ 5,261.00	\$ 10,522.00
8" Gate Valve	Ea	1	\$ 7,723.00	\$ 7,723.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Services (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 27,762.60</b>

EXHIBIT "B" TO RESOLUTION

FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS



The undersigned lienor, in consideration of the sum \$27,762.60 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 7/18/2018 to Elkins Construction Company, LLC. to the following described property: SHOPPES AT PALENCIA COMMONS

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 10<sup>th</sup> of July, 2018.

WITNESS:

OWNER:

[Signature]  
Witness Signature

[Signature]  
Lienor's Signature

John K...  
Print Witness Name

Doug McGeough  
Print Lienor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of July, 2018, by Doug McGeough who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

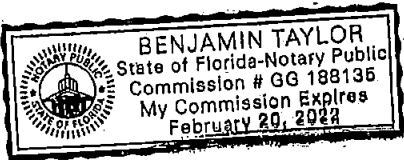


EXHIBIT "A" TO FINAL RELEASE OF LIEN



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

Project Name: Shoppes at Palencia Commons  
 Contractor: Riverstone Construction  
 Developer: Elkins Construction, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR11 PVC	LF	120	\$ 60.58	\$ 7,269.60
4" DR11 PVC	LF	40	\$ 56.20	\$ 2,248.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
4" Gate Valve	Ea	2	\$ 5,261.00	\$ 10,522.00
8" Gate Valve	Ea	1	\$ 7,723.00	\$ 7,723.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>27,762.60</b>

EXHIBIT "C" TO RESOLUTION



WARRANTY  
UTILITY IMPROVEMENTS

Date: 7/18/2018

Project Title: Shoppes at Palencia Commons  
St. Johns County, Florida

FROM: Riverstone Construction  
6510 Columbia Park Dr. #105  
Jacksonville, FL 32258

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.

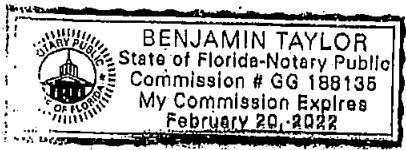
The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor: [Signature]  
Contractor's Signature

Doug McGough  
Print Contractor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2018, by Doug McGough who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public

EXHIBIT "D" TO RESOLUTION



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

Utility Department

---

INTEROFFICE MEMORANDUM

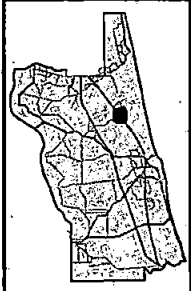
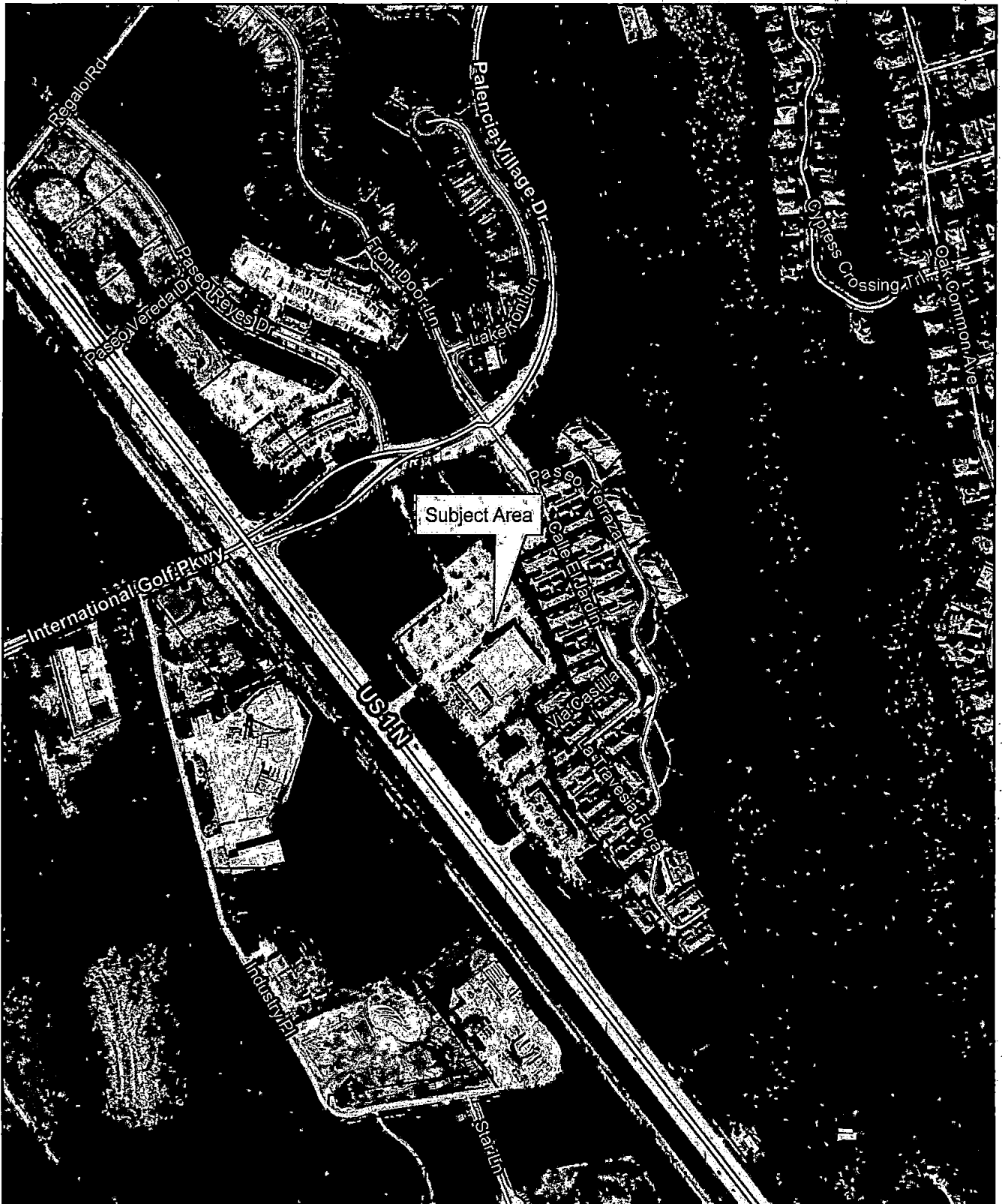
---


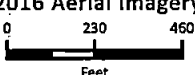
**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** Palencia Commons Shopping Center  
**DATE:** August 24, 2018

Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Palencia Commons Shopping Center.

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.



  
 2016 Aerial Imagery  
 0      230      460  
  
 Feet  
 September 5, 2018

**Bill of Sale,  
 Final Release of Lien,  
 and Warranty**  
  
*Shoppes at  
 Palencia Commons*

**Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782**  
  
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.

