

RESOLUTION NO. 2019- 452

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 AND SEWER SYSTEMS TO SERVE SELF STORAGE FACILITY LOCATED AT 2391 U.S. HIGHWAY 1 SOUTH.

RECITALS

WHEREAS, 2391 Partners, LLC, a Florida limited liability company, have 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 systems to serve Self Storage Facility located at 2391 U.S. Highway 1 South; and

WHEREAS, HOPE Underground Utilities, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Self Storage Facility located at 2391 U.S. Highway 1 South, 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's 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 17th day of December, 2019.

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

By: J.S.S.
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

Pam Halterman
Deputy Clerk

RENDITION DATE 12/19/19





BILL OF SALE
UTILITY IMPROVEMENTS
for

2391 Partners, LLC St. Augustine Storage Facility

2391 PARTNERS, LLC, 6675 CORPORATE CENTER PKWY, STE 100, JACKSONVILLE, FL 32216 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 2391 Partners, LLC St. Augustine Storage Facility

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 13th of SEPT. 2019.

WITNESS:

[Signature]
Witness Signature

PAULA MURRAY
Print Witness Name

OWNER:

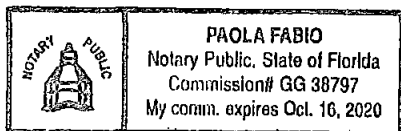
[Signature]
Owner's Signature

W. MICHAEL MASCHMEYER
Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 13 day of September, 2019, by William M Maschmeyer who is personally known to me or has produced FLDL as identification.

[Signature]
Notary Public



Schedule "A" to Bill of Sale



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: 2391 Partners LLC St. Augustine Storage
 Contractor: HOPE Underground Utilities, INC.
 Developer: 2391 Partners LLC

| | UNIT | QUANTITY | UNIT COST | TOTAL COST |
|--|----------|----------|-----------|--------------------|
| Force Mains (Size, Type & Pipe Class) | | | | |
| 2" PVC | LF | 150 | \$ 13.95 | \$ 2,092.50 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Sewer Valves (Size and Type) | | | | |
| 2" GATE VLV | Ea | 2 | \$ 990.00 | \$ 1,980.00 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Gravity Mains (Size, Type & Pipe Class) | | | | |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Laterals (Size and Type) | | | | |
| | EA | | \$ - | \$ - |
| | EA | | \$ - | \$ - |
| | EA | | \$ - | \$ - |
| | EA | | \$ - | \$ - |
| Manholes (Size and Type) | | | | |
| 4-6 foot deep | EA | | \$ - | \$ - |
| 6-8 foot deep | EA | | \$ - | \$ - |
| 8-10 foot deep | EA | | \$ - | \$ - |
| 10-12 foot deep | EA | | \$ - | \$ - |
| > 12 foot deep | EA | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| Lift Station | | | | |
| Mechanical Equipment | Lump Sum | | \$ - | \$ - |
| Process Piping | Lump Sum | | \$ - | \$ - |
| Process Structure | Lump Sum | | \$ - | \$ - |
| Process Electrical Equipment | Lump Sum | | \$ - | \$ - |
| Other Improvements | Lump Sum | | \$ - | \$ - |
| Total Sewer System Cost | | | | \$ 4,072.50 |



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: 2391 Partners LLC St. Augustine Storage
 Contractor: HOPE Underground Utilities, INC
 Developer: 2391 Partners LLC

| | UNIT | QUANTITY | UNIT COST | TOTAL COST |
|--|------|----------|-------------|--------------------|
| Water Mains (Size, Type & Pipe Class) | | | | |
| 6" C900 DR 18 PIPE BLUE | LF | 50 | \$ 11.21 | \$ 560.50 |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Water Valves (Size and Type) | | | | |
| 6" MJ GATE VLV ASSEMBLY | Ea | 1 | \$ 1,332.50 | \$ 1,332.50 |
| 6" MJ TAPPING VLV ASSEMBLY | Ea | 1 | \$ 1,680.00 | \$ 1,680.00 |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Hydrants Assembly (Size and Type) | | | | |
| HYDRANT ASSEMBLY | Ea | 1 | \$ 3,987.50 | \$ 3,987.50 |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| Services (Size and Type) | | | | |
| 6X2 SADDLE | Ea | 1 | \$ 207.00 | \$ 207.00 |
| 2" GATE VLV | Ea | 1 | \$ 625.00 | \$ 625.00 |
| | Ea | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| Total Water System Cost | | | | \$ 8,392.50 |



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$12,465.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 8/26/2019 to 2391 Partners LLC St. Augustine Storage to the following described property:

**"SEE EXHIBIT A SCHEDULE OF VALUES FOR:
2391 Partners LLC St. Augustine Storage Facility**

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 26 of August, 2019.

WITNESS:

[Handwritten Signature]
Witness Signature
NT Mayberry
Print Witness Name

OWNER:

[Handwritten Signature]
Lienor's Signature
Ann Marie Burkes
Print Lienor's Name

State of FL.
County of Clay

The foregoing instrument was acknowledged before me this 26 day of August, 2019 by Ann Burkes who is personally known to me or has produced _____ as identification.

[Handwritten Signature]
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: 2391 Partners LLC St. Augustine Storage
 Contractor: HOPE Underground Utilities, INC.
 Developer: 2391 Partners LLC

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| | LF | | \$ - | \$ - |
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| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
| Gravity Mains (Size, Type & Pipe Class) | | | | |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| | LF | | \$ - | \$ - |
| Laterals (Size and Type) | | | | |
| | EA | | \$ - | \$ - |
| | EA | | \$ - | \$ - |
| | EA | | \$ - | \$ - |
| | EA | | \$ - | \$ - |
| Manholes (Size and Type) | | | | |
| 4-6 foot deep | EA | | \$ - | \$ - |
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| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
| | | | \$ - | \$ - |
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| Total Sewer System Cost | | | | \$ 4,072.50 |



St. Johns County Utility Department

Asset Management
Schedule of Values

Project Name: 2391 Partners LLC St. Augustine Storage
Contractor: HOPE Underground Utilities, INC
Developer: 2391 Partners LLC

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| | Ea | | \$ - | \$ - |
| | Ea | | \$ - | \$ - |
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| Hydrants Assembly (Size and Type) | | | | |
| HYDRANT ASSEMBLY | Ea | 1 | \$ 3,987.50 | \$ 3,987.50 |
| | | | \$ - | \$ - |
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| Sevices (Size and Type) | | | | |
| 6X2 SADDLE | Ea | 1 | \$ 207.00 | \$ 207.00 |
| 2" GATE VLV | Ea | 1 | \$ 625.00 | \$ 625.00 |
| | Ea | | \$ - | \$ - |
| | | | \$ - | \$ - |
| Total Water System Cost | | | | \$ 8,392.50 |



WARRANTY
UTILITY IMPROVEMENTS

Date: August 26, 2019


Project Title: 2391 Partners LLC
St. Augustine Storage
St. Johns County, Florida

FROM: HOPE Underground Utilities, Inc.
5019 US HWY 17 SOUTH
GREEN COVE SPRINGS, FL 32043

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

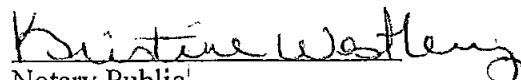
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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:

Contractor's Signature
Ann Burkes
Print Contractor's Name

State of FL.
County of Clay

The foregoing instrument was acknowledged before me this 26 day of August, 2019 by Ann Burkes who is personally known to me or has produced _____ as identification.


Notary Public





St. Johns County Board of County Commissioners

Utility Department

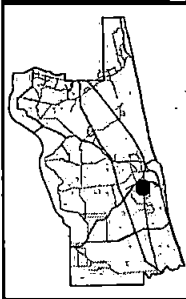
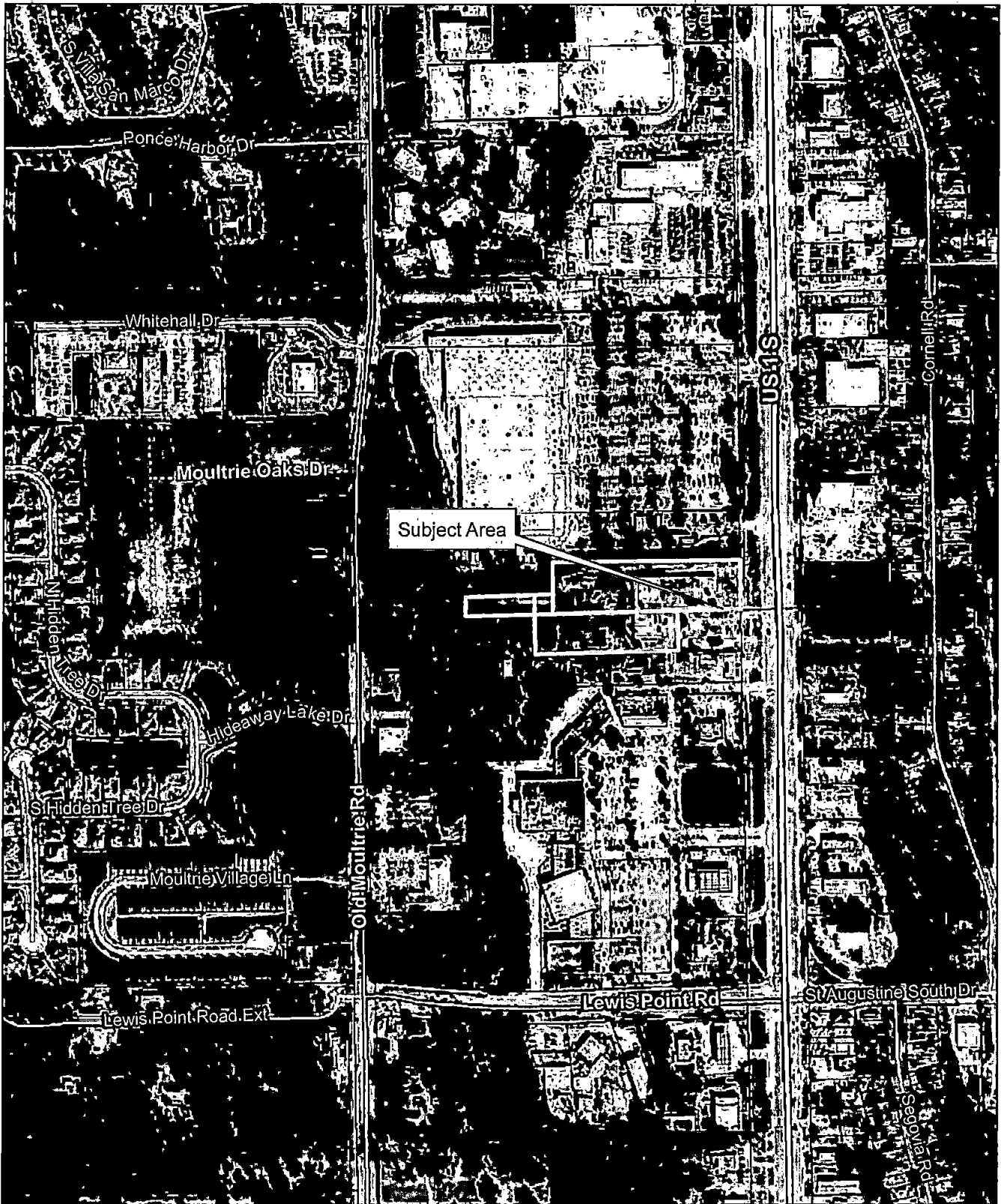
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Self Storage Facility – US 1 St. Augustine (2391 Partners LLC)
DATE: November 7, 2019

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 Self Storage Facility – US 1 St. Augustine (2391 Partners LLC).

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

0 100 200 400
Feet

Date: 11/22/2019

*Bill of Sale, Final
Release of Lien
and Warranty*

*2391 Partners LLC
Self Storage Facility*

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.

