

RESOLUTION NO. 2020- 172

**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 HOME2SUITES HOTEL LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, PHG Saint Augustine, LLC, a Georgia 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 Home2Suites Hotel located off State Road 16; and

**WHEREAS**, Pavcore, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Home2Suites Hotel located off State Road 16, 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.

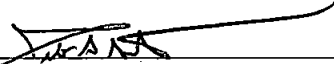
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 19th day of May, 2020.

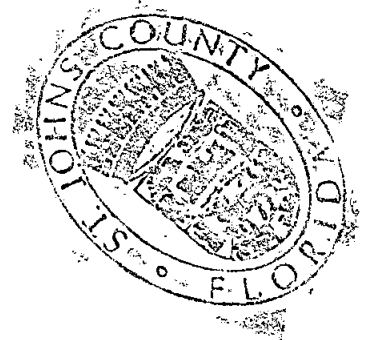
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By:   
Jeb S. Smith, Chair

Rendition Date: 5/21/20

**ATTEST:** Brandon Patty, Clerk

  
Deputy Clerk





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

**HOME2 SUITES ST. AUGUSTINE**

PHG St. Augustine, LLC, which address is: One Alliance Center, 3500 Lenox Road, Suite 625, Atlanta, GA 30326, (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:

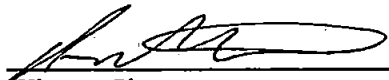
"SEE EXHIBIT A SCHEDULE OF VALUES FOR THE HOME2 SUITES ST. AUGUSTINE PROJECT, located at 270 Outlet Mall Blvd, St. Augustine, FL 32084"

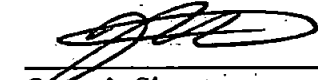
The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant 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 9<sup>th</sup> of Jan., 2020

WITNESS:

OWNER:

  
\_\_\_\_\_  
Witness Signature

  
\_\_\_\_\_  
Owner's Signature

Arshat Patel  
\_\_\_\_\_  
Print Witness Name

Mitul Patel  
\_\_\_\_\_  
Print Owner's Name

State of Georgia  
County of Fulton

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of January, 2020 by Mitul Patel who is personally known to me or has produced \_\_\_\_\_ as identification.

Nicholas Huddleston  
NOTARY PUBLIC  
Fulton County, GEORGIA  
My Comm. Expires  
01/08/2021

  
\_\_\_\_\_  
Notary Public



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

Project Name: Home2Suites  
 Contractor: Pavecore, LLC  
 Developer: Omega Construction Services, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
6" DR18	LF	47	\$ 21.00	\$ 987.00
4" DR18	LF	18	\$ 10.50	\$ 189.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
6" SS Tapping Sleeve	Ea	2	\$ 2,865.87	\$ 5,731.74
2" Gate Valve	Ea	1	\$ 1,468.00	\$ 1,468.00
3" Gate Valve	Ea	1	\$ 1,553.50	\$ 1,553.50
	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>\$ 9,929.24</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$9,929.24 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 1/27/2020 to Omega Construction Services, Inc. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Home2Suites”

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 27 of Jan., 2020

**WITNESS:**

[Signature]  
Witness Signature

Justin Walzburkel  
Print Witness Name

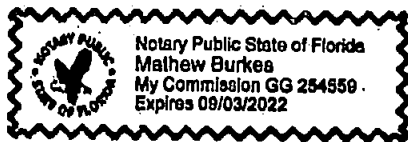
**OWNER:**

[Signature]  
Lienor's Signature

Richard Michael Harvey  
Print Lienor's Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 27 day of January, 2020 by Richard Michael Harvey who is personally known to me or has produced \_\_\_\_\_ as identification. *Physically present*



[Signature]  
Notary Public



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

Project Name: Home2Suites  
 Contractor: Pavecore, LLC  
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	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>\$ 9,929.24</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 1/27/2020

Project Title: Home2 Suites St. Augustine  
St. Johns County, Florida

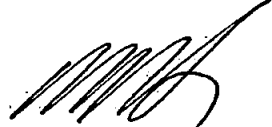
FROM: PAVECORE  
165 Wells Rd. Suite 406, Orange Park, FL 32073

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.

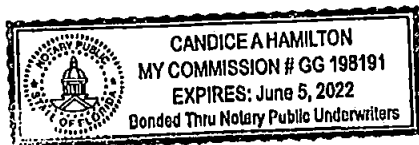
Contractor:

  
\_\_\_\_\_  
Contractor's Signature

  
\_\_\_\_\_  
Print Contractor's Name

State of Florida  
County of Clay

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 2020, by Richard Michael Harvey who is personally known to me or has produced Na as identification. *Physically present*




  
\_\_\_\_\_  
Notary Public

Exhibit "D" to Resolution



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

Utility Department

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**INTEROFFICE MEMORANDUM**

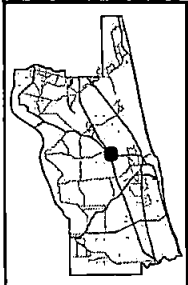
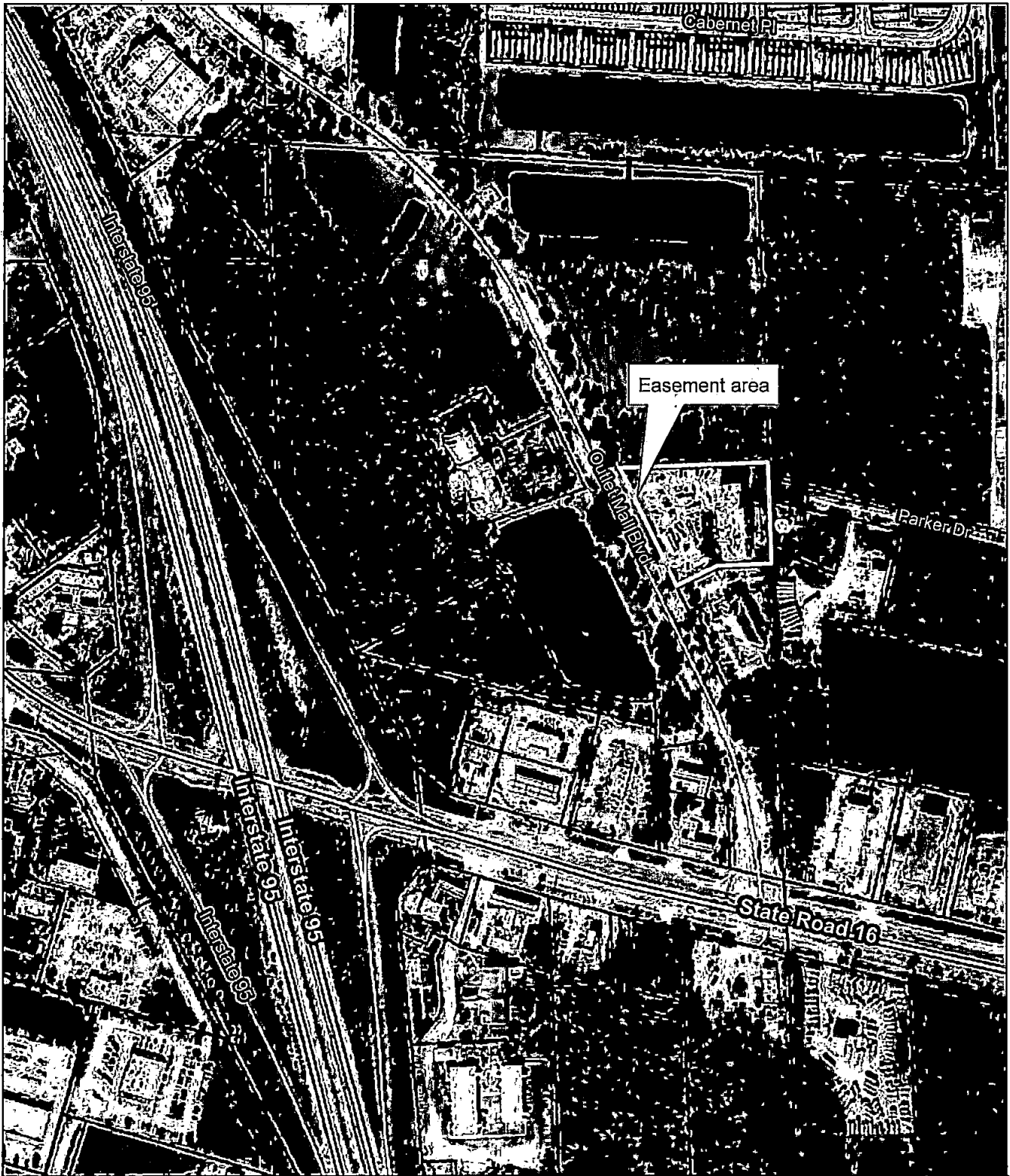
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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** Home2Suites Hotel  
**DATE:** April 6, 2020

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 Home2Suites Hotel.

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.



2019 Aerial Imagery  
 0 87.5 175 350  
 Feet  
 Date: 4/16/2020

Bill of Sale, Schedule  
 of Values, Final Release  
 of Lien, & Warranty

Home2Suites Hotel

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.

