

RESOLUTION NO. 2020- 175

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 SEWER SYSTEM TO SERVE SOUTHPARK MOBILE HOME PARK LOCATED OFF U.S. HIGHWAY 1 SOUTH.

RECITALS

WHEREAS, St. Augustine Park Management SP, LLC, a Florida 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 sewer system to serve Southpark Mobile Home Park located off U.S. Highway 1 South; and

WHEREAS, Grade One Site & Utility, Inc., a Florida corporation, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Southpark Mobile Home Park located off 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 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: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

[Signature]
Deputy Clerk

Rendition Date: 5/21/20





BILL OF SALE
UTILITY IMPROVEMENTS
for

SOUTH PARK MOBILE HOME PARK

St. Augustine Park Management SP, LLC, 135 Jenkins St., St. Augustine, Fl., (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 SOUTH PARK MOBILE HOME PARK"

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 22 of JULY 2019.

WITNESS:

Lawrence

Witness Signature

Chelsea Lawrence

Print Witness Name

OWNER:

[Signature]

Owner's Signature

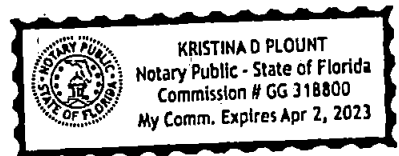
Glenn Chambers

Print Owner's Name

State of FLORIDA
County of St Johns

The foregoing instrument was acknowledged before me this 22nd day of JULY, 2019, by Glenn Chambers who is personally known to me or has produced FLORIDA D.L. as identification.

Kristina D Plount
Notary Public





St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name:	South Park Mobile Home Park
Contractor:	Grade One Site & Utility, Inc.
Developer:	St. Augustine Park Management SP, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" DR-9 Poly	LF	14 LF	\$ 18.00 -	\$ 252.00 -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve AFC Mdl. 2502	Ea	1	\$ -	\$ 590.00 -
	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				\$ 842.00 -



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum \$ Eight Hundred Forty-Two Dollars (\$842.00) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through July 15, 2019 to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR SOUTH PARK MOBILE HOME PARK”

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 16th of July, 2019

WITNESS:

Monica Kauffman
Witness Signature

Theresa Kauffman
Print Witness Name

OWNER: GRADE-ONE SITE UTILITY, INC.

Charles Pace
Lienor's Signature

CHARLES PACE
Print Lienor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 16th day of July, 2019, by Charles Pace who is personally known to me or has produced FID as identification.

Jamie L Odum
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: South Park Mobile Home Park
 Contractor: Grade One Site & Utility, Inc.
 Developer: St. Augustine Park Management SP, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
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Sewer Valves (Size and Type)				
2" Gate Valve AFC MdL. 2502	Ea	1	\$ -	\$ 590.00 -
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	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
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4-6 foot deep	EA		\$ -	\$ -
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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				\$ 842.00 -



WARRANTY
UTILITY IMPROVEMENTS

Date: July 15, 2019
Project Title: South Park Mobile Home Pk
St. Johns County, Florida

FROM: Grade One Site & Utility, Inc.
P.O. Box 8849
Fleming Island, Fl. 32006

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: GRADE ONE SITE UTILITY, INC.

Charles Pace
Contractor's Signature

Charles Pace
Print Contractor's Name

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 16th day of July, 2019, by Charles Pace who is personally known to me or has produced EG DL as identification.


 **JAMIE L ODUM**
MY COMMISSION # GG022863
EXPIRES September 14, 2020
Jamie L Odum
Notary Public

Exhibit "D" to Resolution



St. Johns County Board of County Commissioners

Utility Department

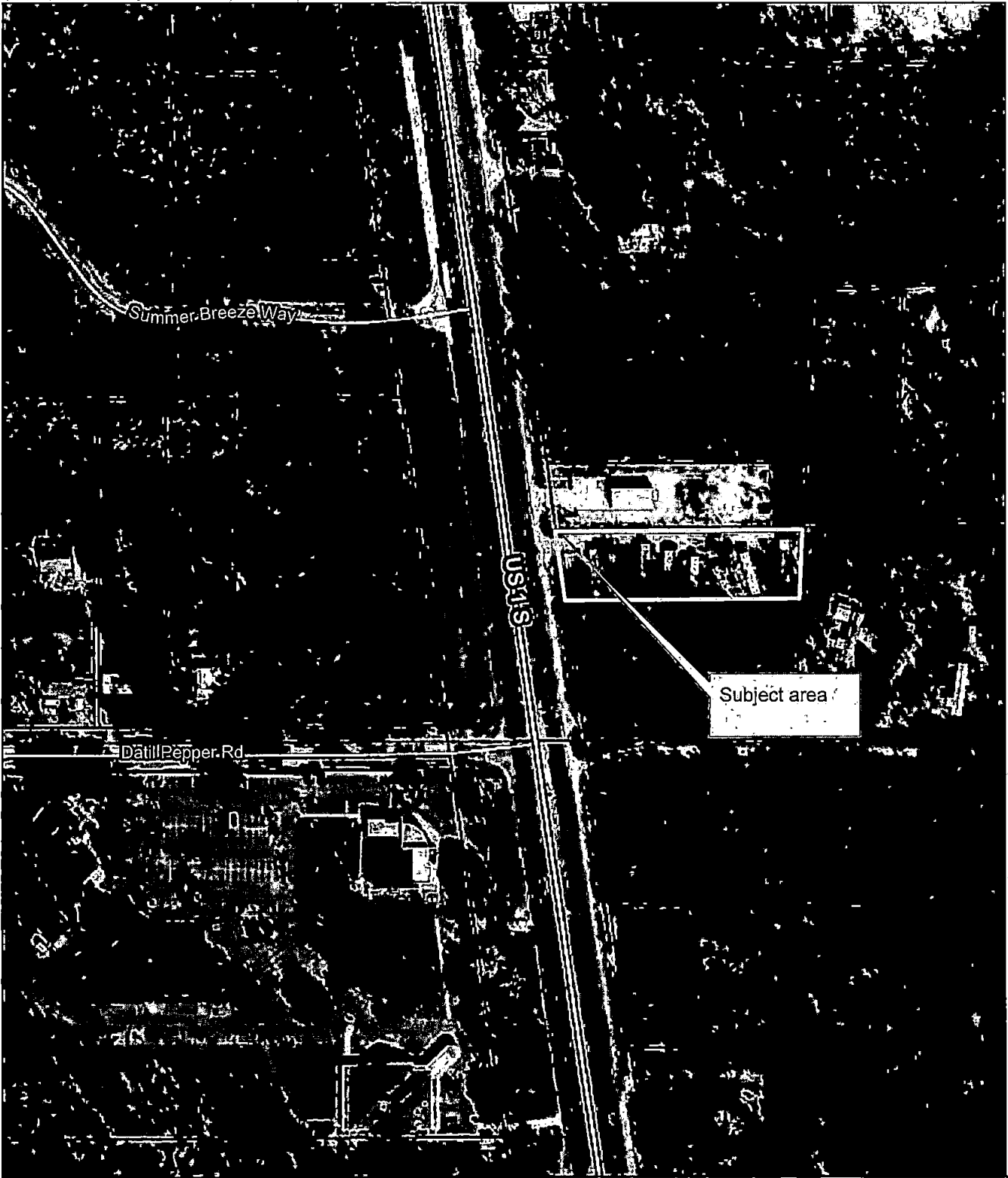
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Southpark Mobile Home Park
DATE: March 27, 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 Southpark Mobile Home Park.

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.

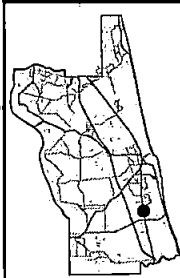


Summer Breeze Way

US 90

Dattil Pepper Rd

Subject area



2019 Aerial Imagery
0 45 90 180
Feet
Date: 4/17/2020

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

Southpark Mobile
Home Park

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.

