

RESOLUTION NO. 2020- 32

**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 CANAL BLVD SHOPS (V PIZZA) LOCATED OFF PALM VALLEY ROAD.**

**RECITALS**

**WHEREAS**, 154 Canal, 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 Canal Blvd Shops (V Pizza) located off Palm Valley Road; and

**WHEREAS**, Jax Dirtworks, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Canal Blvd Shops (V Pizza), 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.

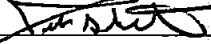
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 4 day of February, 2020.

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

By:   
Jeb S. Smith, Chair.

ATTEST: Brandon Patty, Clerk

  
Deputy Clerk

RENDITION DATE 2/6/20

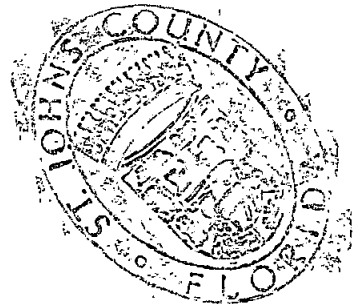


Exhibit "A" to Resolution



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for  
**CANAL BLVD SHOPS**

154 Canal, LLC, whose address is 25 N. Roscoe Blvd, Ponte Vedra Beach, FL 32082 (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 CANAL BLVD SHOPS"

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 7<sup>th</sup> of June, 2019.

WITNESS:

Aimee Hallett  
Witness Signature

Aimee Hallett  
Print Witness Name

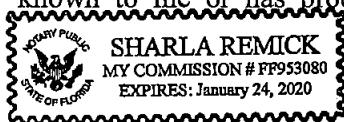
OWNER:

[Signature]  
Owner's Signature

DAVID VILLMOW  
Print Owner's Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2019, by David W. Villmow who is personally known to me or has produced driver license as identification.



[Signature]  
Notary Public

Exhibit "A" to Bill of Sale



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: CANAL BLVD SHOPS

Contractor: Jax Dirtworks Inc.

Developer: 154 CANAL, LLC

Item	Unit	Quantity	Unit Cost	Total Cost
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" SDR-9	LF	165	\$ 21.42	\$ 3,534.30
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Sewer Valves (Size and Type)</b>				
2" Gate Valve	EA	2	\$ 1,091.70	\$ 2,183.40
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
				\$ -
				\$ -
				\$ -
<b>Laterals (Size and Type)</b>				
				\$ -
				\$ -
				\$ -
				\$ -
<b>Manholes (Size and Type)</b>				
4-6 Foot Deep				\$ -
6-8 Foot Deep				\$ -
8-10 Foot Deep				\$ -
10-12 Foot Deep				\$ -
> 12 Foot Deep				\$ -
<b>Lift Station</b>				
Mechanical Equipment	LS			\$ -
Process Piping	LS			\$ -
Process Structure	LS			\$ -
Process Electrical Equipment	LS			\$ -
Other Improvements	LS			\$ -
<b>Total Sewer System Cost</b>				<b>\$ 5,717.70</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum Five Thousand Seven Hundred Seventeen Dollars and Seventy Cents \$5,717.70 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 6/25/2019 to 154 Canal LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR CANAL BLVD SHOPS”

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 13 of Sept. 2019

**WITNESS:**  
Tanya Mauro  
Witness Signature  
Tanya Mauro  
Print Witness Name

**OWNER:**  
Jennifer Holdeman  
Lienor's Signature  
Jennifer Holdeman  
Print Lienor's Name

State of FL  
County of Duval

The foregoing instrument was acknowledged, before me this 13 day of September, 2019, by Jennifer Holdeman who is personally known to me or has produced \_\_\_\_\_ as identification.

Dawn Lemire  
Notary Public

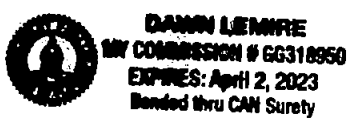


Exhibit "A" to Final Release of Lien



St. Johns County Utility Department

Asset Management

Schedule of Values

Project Name: CANAL BLVD SHOPS  
 Contractor: Jax Dirtworks Inc.  
 Developer: 154 CANAL, LLC

Item	Unit	Quantity	Unit Cost	Total Cost
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
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Mechanical Equipment	LS			\$ -
Process Piping	LS			\$ -
Process Structure	LS			\$ -
Process Electrical Equipment	LS			\$ -
Other Improvements	LS			\$ -
<b>Total Sewer System Cost</b>				<b>\$ 5,717.70</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 6/25/2019

Project Title: Canal Blvd Shops  
St. Johns County, Florida



FROM: Jax Dirtworks Inc.  
310 Mealy Dr  
Atlantic Beach FL 32233

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.

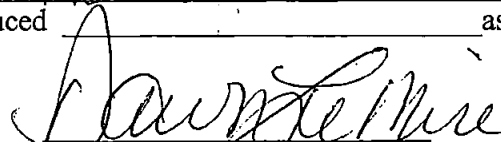
The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

**Contractor:**

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

State of FL  
County of Duval

The foregoing instrument was acknowledged before me this 25 day of June, 2019, by Jennifer Holdeman who is personally known to me or has produced \_\_\_\_\_ as identification.

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



**DAWN LEMIRE**  
MY COMMISSION # GG318950  
EXPIRES: April 2, 2023  
Bonded thru CAN Surety



**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: Canal Blvd Shops (V Pizza)  
DATE: December 31, 2019

Please present the, Bill of Sale, Schedule of Values, Release of Lien, Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Canal Blvd Shops (V Pizza).

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.



Subject Area



2019 Aerial Imagery  
 0 112.5 225 450  
 Feet  
 Date: 1/2/2020

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

*Canal Blvd Shops  
 (V Pizza)*

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.

