

RESOLUTION NO. 2020- 355

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 WATER AND SEWER SYSTEMS TO SERVE OCEAN BREEZE LOCATED OFF A1A BEACH BOULEVARD.

RECITALS

WHEREAS, Ocean Breeze I, Inc., a Florida corporation, 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 and sewer systems to serve Ocean Breeze located off A1A Beach Boulevard; and

WHEREAS, H & H Site Development, 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 Ocean Breeze located off A1A Beach Boulevard, 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 15th day of September, 2020.

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

By: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon J. Patty, Clerk of
the Circuit Court & Comptroller

[Signature]
Deputy Clerk

RENDITION DATE **SEP 17 2020**



Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

Ocean Breeze Retail

Ocean Breeze I, Inc. 133 Neptune Ave, Ormond Beach, FL 32176, (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 OCEAN BREEZE RETAIL" (Note: The description listed should match the description listed on the "Release of Lien")

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 14 of February, 2020.

WITNESS:

Witness Signature
John Witterberg

Print Witness Name

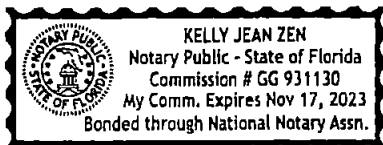
OWNER: Ocean Breeze I, Inc.

Owner's Signature
John Paspalakis

Print Owner's Name

STATE OF FLORIDA
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of February, 2020, by John Paspalakis as President for Ocean Breeze I, Inc.



Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A" to Bill of Sale



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Ocean Breeze Retail
 Contractor: H & H Site Development, LLC
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
2" Green Poly HDPE	LF	40	\$ 15.00	\$ 600.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 350.00	\$ 350.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
N/A	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
N/A	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type) - N/A				
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 - N/A				
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				\$ 950.00



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Ocean Breeze Retail
 Contractor: H & H Site Development, LLC
 Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
N/A	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
2" Gate Valve	Ea	1	\$ 350.00	\$ 350.00
6" Gate Valve	Ea	1	\$ 575.00	\$ 575.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Mueller - A423	Ea	1	\$ 1,550.00	\$ 1,550.00
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
2" Blue Poly	Ea	1	\$ 500.00	\$ 500.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost			\$	2,975.00



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

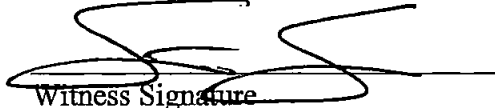
The undersigned lienor, in consideration of the sum of Three Thousand, Nine Hundred Twenty-Five Dollars and Zero Cents (\$3,925.00) hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through February 10, 2020 to Bomar Construction, Inc. to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR OCEAN BREEZE RETAIL".

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

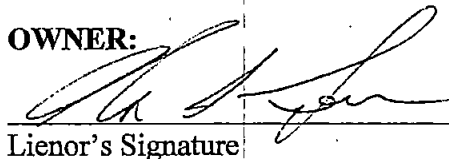
IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 11 of February, 2020.

WITNESS:


Witness Signature

STEVE SICOLA
Print Witness Name

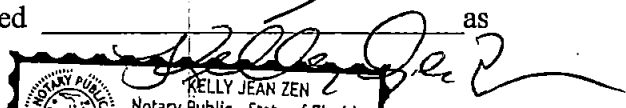
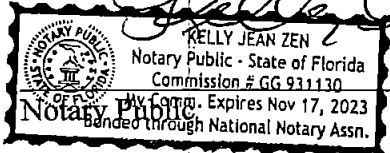
OWNER:


Lienor's Signature

Charles C. HORAN
Print Lienor's Name

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 11th day of February, 2020 by Charles C. Horan who is personally known to me or has produced physical presence as identification.



St. Johns County Utility Department
 Asset Management
 Schedule of Values

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St. Johns County Utility Department
 Asset Management
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St. Johns County Board of County Commissioners

Utility Department

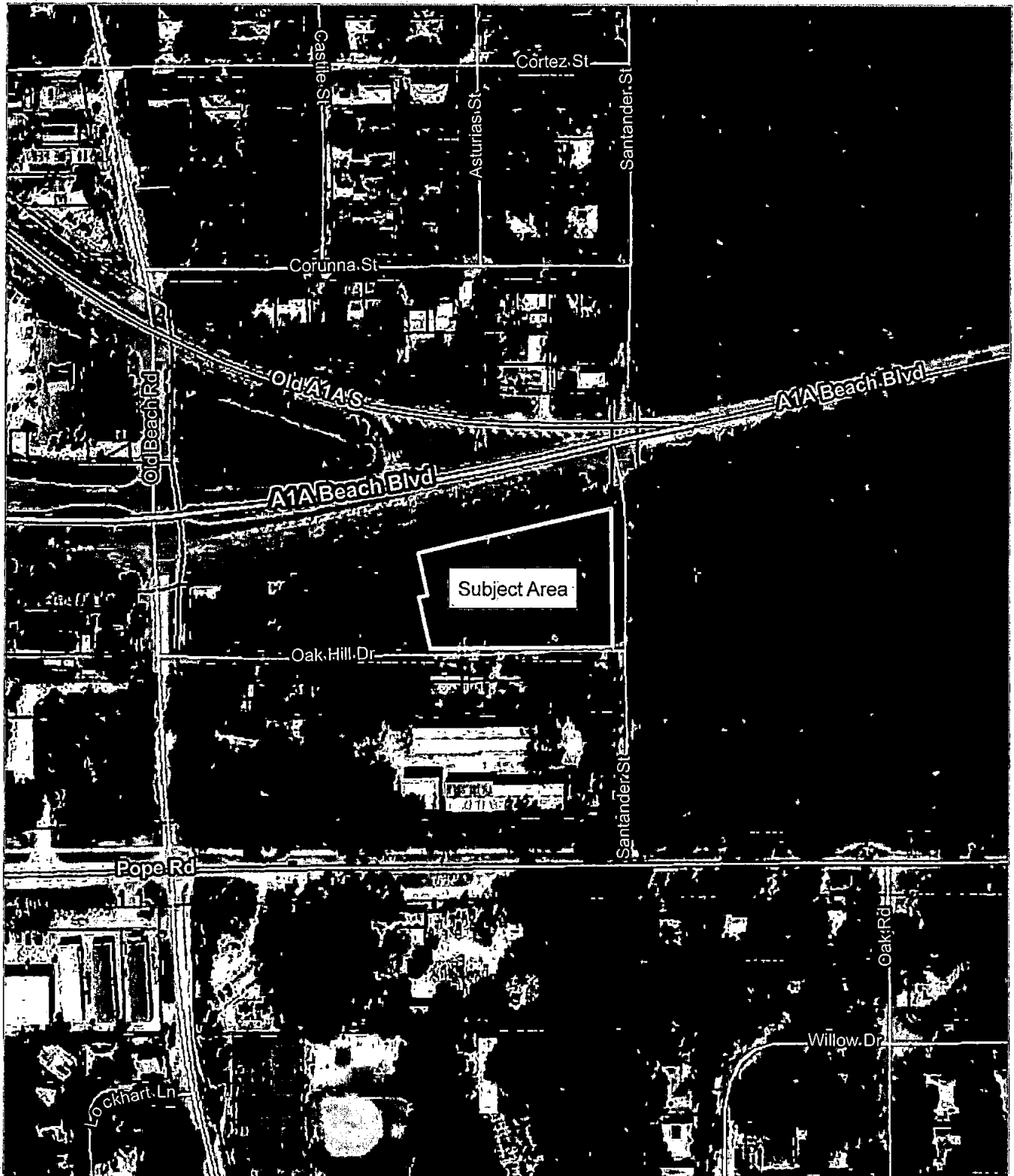
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Ocean Breeze
DATE: June 10, 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 Ocean Breeze.

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 50 100 200
 Feet
 Date: 6/15/2020

Bill of Sale, Final
 Release of Lien &
 Warranty

Ocean Breeze

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.

