

RESOLUTION NO. 2020- 419

**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 WILDWOOD DRIVE SELF STORAGE LOCATED OFF WILDWOOD DRIVE.**

**RECITALS**

**WHEREAS**, Bacon Storage, 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 water and sewer systems to serve Wildwood Drive Self Storage located off Wildwood Drive; 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 Wildwood Drive Self Storage located off Wildwood Drive, 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 3 day of November, 2020.

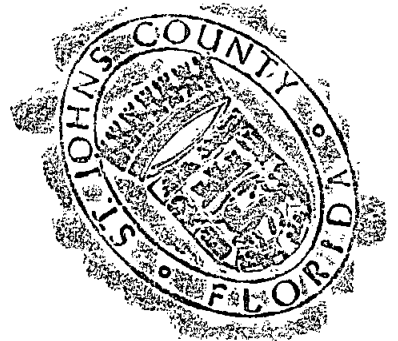
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By:   
Jeb S. Smith, Chair

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

  
Deputy Clerk

**RENDITION DATE** 11/5/20





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

**Wildwood Drive Self Storage**

Bacon Storage, LLC, 55 Ferrol Rd Saint Augustine FL 32084, (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 Wildwood Drive Self Storage

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 28<sup>th</sup> of May, 2020

WITNESS:

OWNER:

[Signature]  
Witness Signature

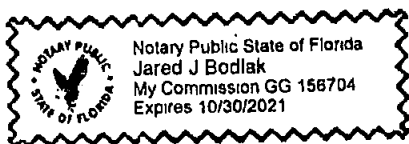
[Signature]  
Owner's Signature

Maura Ziboski  
Print Witness Name

James E. Bacon  
Print Owner's Name

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of May, 2020, by James Bacon as owner for Bacon Storage, LLC. Produced Fr DL -



[Signature]

Exhibit "A" to Bill of Sale



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

Project Name: Wildwood Dr Self Storage  
 Contractor: Grade One Site & Utility Inc.  
 Developer: Bacon Storage LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
2" DR9 HDPE poly	LF	8	\$ 9.00	\$ 72.00
8" DR18 PVC	LF	9	\$ 24.00	\$ 216.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
10" x 8" tapping sleeve w/gate valve	Ea	1	\$ 900.00	\$ 900.00
10" x 2" tapping saddle w/gate valve	Ea	1	\$ 300.00	\$ 300.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1 & 1/2" curbstop w/meter box	Ea	1	\$ 496.00	\$ 496.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 1,984.00</b>



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

Project Name: Wildwood Dr Self Storage  
 Contractor: Grade One Site & Utility Inc.  
 Developer: Bacon Storage LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" DR 9 HDPE poly	LF	46	\$ 9.00	\$ 414.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
2" x 6" tapping saddle w/ Gate Valve	Ea	1	\$ 300.00	\$ 300.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 714.00</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$2,698.00, two thousand six hundred ninety-eight dollars and zero cents hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through March 12, 2020 to Bacon Storage LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR Wildwood Drive Self Storage

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 19<sup>th</sup> of May, 2020

WITNESS:

[Signature]  
Witness Signature

ZACH LAROCHE  
Print Witness Name

OWNER:

[Signature]  
Lienor's Signature

CHARLES PACE PRES.  
Print Lienor's Name

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of May, 2020, by Charles Pace as President for Grade One.



[Signature]  
Notary Public  
My Commission Expires: 6-18-23

Personally Known or Produced Identification  
Type of Identification Produced



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

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 Contractor: Grade One Site & Utility Inc.  
 Developer: Bacon Storage LLC

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			<b>Total Water System Cost</b>	<b>\$ 1,984.00</b>



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

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	EA		\$ -	\$ -
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			\$ -	\$ -
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Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 714.00</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: March 12, 2020

Project Title: Wildwood Drive Self Storage  
St. Johns County, Florida

FROM: Grade One Site & Utility, Inc.  
459 Branscomb Rd.  
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.

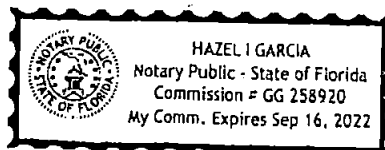
**Contractor:**

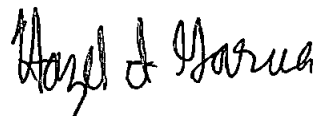
  
\_\_\_\_\_  
Contractor's Signature

*CHARLES PACE PRES.*  
\_\_\_\_\_  
Print Contractor's Name

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12th day of March, 2020, by Charles Pace as President for Grade one







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

Utility Department

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INTEROFFICE MEMORANDUM

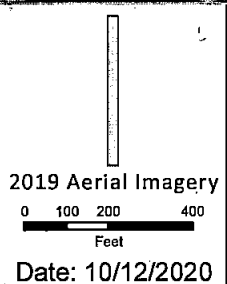
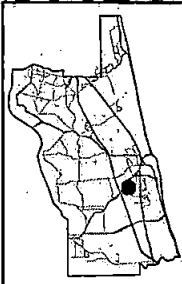
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Wildwood Drive Self Storage  
DATE: October 7, 2020

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 Wildwood Drive Self Storage.

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.



Bill of Sale, Warranty, &  
Final Release of Lien

Wildwood Drive Self Storage

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.

